



74 Hall Street, Southport, PR9 0RE

£155,000

Subject to Contract

This semi detached house is installed with both gas central heating and Upvc double glazing. The well planned accommodation briefly includes; hall, front lounge, rear dining room, kitchen, with two double bedrooms and a bathroom to the first floor. The property stands in established gardens to the front and rear with the mature and extensive rear garden being a feature. The property is situated in a popular and established residential location convenient for the nearby superstores at Central 12 together with the Town Centre amenities.

Open Vestibule

Entrance Hall

Stairs to the first floor.

Front Lounge - 4.37m x 3.68m (14'4" into bay x 12'1")

Upvc double glazed bay window, carved fire surround with cast iron interior.

Dining Room - 4.04m x 3.81m (13'3" x 12'6" reducing to 11'6" to chimney breast)

Built in cupboard to chimney to recess. Woodgrain laminate flooring. Upvc double glazed window.

Kitchen - 3.84m x 2.18m (12'7" x 7'2")

Upvc double glazed side window and side door. Single drainer stainless steel sink unit, a range of base units with cupboards and drawers wall cupboards and working surfaces. Recess for cooker with cooker hood above, plumbing for washing machine. 'Baxi' gas central heated boiler. Useful under stairs storage cupboard.

First Floor Landing

Bedroom 1 - 3.53m x 4.9m (11'7" x 16'1")

Two Upvc double glazed windows.

Bedroom 2 - 4.11m x 3.35m (13'6" x 11'0")

Upvc double glazed window.

Bathroom - 3.73m x 2.16m (12'3" x 7'1")

P shaped panelled bath with shower screen and telephone style mixer tap and shower attachment, pedestal wash hand basin, low level WC. Half tiled walls and tiled floor. Two Upvc double glazed windows.

Outside

Mature and established gardens to both front and rear with the extensive rear garden being a feature of the property.

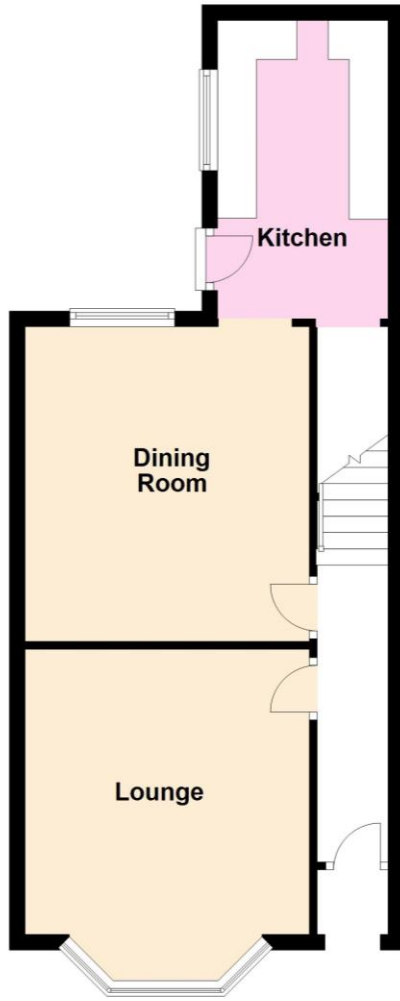
Council Tax

Sefton MBC band B.

Tenure

Freehold.

Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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