



39 Hart Street
Southport, PR8 6BT, £200,000
'Subject to Contract'

Conveniently located within close proximity to nearby Schools and Train Links in the heart of Southport, this modernised and much improved two-bedroom semi-detached family house offers an idyllic retreat for those seeking comfort and convenience. Internally the extended living accommodation is well planned offering two reception rooms leading to a modern extended breakfast kitchen at the rear. To the first floor there are two double bedrooms and a modernised bathroom including Wc. The garden is well established and perfect for couples and families alike with off road parking presented to front. With its prime location, this property offers easy access to a wealth of amenities, shops, restaurants, and leisure facilities. For commuters, the convenient train links on the Southport to Manchester Piccadilly line ensure effortless travel to the city and beyond, making this the perfect place to call home for families and professionals alike.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Open Entrance Vestibule

Tiled flooring with archway open entrance leading via composite style inner door with double glazed inserts to...

Entrance Hall

Stairs lead to first floor with handrail and newel post. Ornate corbels and coving. Glazed internal inner doors lead to...

Front Lounge - 4.06m x 3.71m (13'4" into bay x 12'2" into recess)

Upvc double glazed bay window to front of property, picture rail, coving and ceiling rose. Pine fire surround to chimney breast with tiled interior and hearth.



Sitting Room - 3.91m x 4.01m (12'10" x 13'2" into recess)

Upvc double glazed window to rear, living flame gas fire inset to chimney breast with granite interior, hearth and wooden fire surround. Dado rail and ceiling rose. Glazed inner door leads to...



Extended Dining Kitchen - 8.64m x 2.69m (28'4" x 8'10" overall measurements into recess)

Modern fitted kitchen arranged in an attractive shaker style with a number of built in base units which include cupboards and drawers, wall cupboards with built in wine rack and working surfaces including single bowl sink unit with mixer tap and drainer. Appliances include 'Hotpoint' electric oven, with four ring gas hob, stainless steel splash back and funnel style extractor hood above. Space is available for free standing fridge freezer and further plumbing available for washing machine. Upvc double glazed side door and further double-glazed double doors to rear garden. Partially vaulted ceiling include 2 'Roto' double glazed skylights maximising natural light with recess spotlighting. Woodgrain laminate style flooring and useful under stairs storage cupboard access also housing meters.



First Floor Landing

Split level landing access with handrail, spindles and newel post. Original coloured glazed sash window to side, loft access leads via drop down ladder to boarded storage off main landing.

Bedroom 1 - 3.35m x 5.05m (11'0" overall measurements x 16'7" to rear of fitting wardrobes)

Two Upvc double glazed windows to front, fitted wardrobes with sliding front, deep storage access with hanging space and shelving. Illuminated recessed spotlighting to wardrobe recess.



Bedroom 2 - 3.94m x 3.3m (12'11" x 10'10" into recess)

Upvc double glazed window overlooks rear of property.

Family Bathroom/WC - 3.12m x 2.51m (10'3" x 8'3")

Opaque Upvc double glazed window, three-piece modern white suite comprising of vanity wash hand basin incorporating cupboards and low-level WC, corner panelled bath with curved glazed shower screen and plumbed in deluge style overhead shower unit and further built in cupboard housing 'Main' combination style central heated boiler system. Tiled walls with ladder style chrome heated towel rail and Karndean style flooring laid. Partial panelled ceiling with recessed spotlighting.



Outside

Flagged driveway to front of property providing off road parking for numerous vehicles and includes loose stone borders with plants and shrubs. Secure side gated access leads to enclosed rear garden, not directly overlooked and well established with a variety of plants, shrubs, trees and shaped lawn. Rear garden also includes Indian stone patio, timber garden shed and external water tap.

Council Tax

Sefton MBC band B.

Tenure

Leasehold for 999 years from 1 May 1944 with a ground rent payable of £5.10.



Ground Floor



First Floor



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



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.