



**47 Oak Street
Southport, PR8 6AL, £200,000
'Subject to Contract'**

Situated in a much sought after residential location, this three-bedroom semi-detached family house presents an exciting opportunity for those with a vision for renovation and improvement. With its pillared bay and 'doors together' design, this property exudes character and potential, awaiting a new owner to breathe life into its timeless charm. Inside, the property unfolds to reveal spacious yet understated interiors, waiting to be transformed into a modern and comfortable living space. The ground floor comprises a living room leading to dining room and breakfast kitchen providing a functional layout that lends itself to various renovation possibilities. While the property requires a programme of modernisation and improvement, it presents a blank canvas for creativity and customization. Whether you envision a contemporary redesign or a restoration that pays homage to its original features, the possibilities are endless. Upstairs, three well-proportioned bedrooms and a family bathroom/WC offer ample space for family living, each awaiting your personal touch to transform them into cozy retreats. Outside, the property benefits from a private garden, offering the perfect backdrop for outdoor entertaining. Conveniently located, this property enjoys easy access to a range of local amenities, including shops, schools, parks, and transport links, ensuring that all your daily needs are within reach.

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

Southport's Estate Agent

Enclosed Entrance Vestibule

Upvc double glazed outer door, tiled flooring and dado rail. Glazed inner door leads to...

Entrance Hall

Stairs lead to first floor with handrail, spindles and newel post. Ornate corbels and coving and cupboard to under stairs. Door leads to dining room.

Lounge - 4.34m x 3.73m (14'3" into bay x 12'3" into recess)

Upvc double glazed bay window, wall light points to recess and stone fire surround incorporating TV stand and mantle piece. Glazed sliding space saving doors lead to...

Dining Room - 3.53m x 3.18m (11'7" x 10'5")

Upvc double glazed window to rear.

Dining Kitchen - 5.69m x 3.58m (18'8" x 11'9" overall measurements into side bay)

Dining room open plan with kitchen, completely stripped back to the plaster with only a base unit and single bowl sink unit with taps remaining. The kitchen creates a perfect blank canvas to modernise and much improve to your own specifications. There is a wall mounted 'Maine' central heated boiler system. Upvc double glazed door and window to garden. Upvc double glazed side window to bay.

First Floor

Split level landing access with skylight and loft point.

Bedroom 1 - 4.22m x 5m (13'10" into bay x 16'5" into recess)

Upvc double glazed window and bay to front.

Bedroom 2 - 3.51m x 3.2m (11'6" x 10'6")

Upvc double glazed window to rear.

Bedroom 3 - 2.82m x 3.15m (9'3" x 10'4")

Upvc double glazed window to rear.

Bathroom/ WC - 2.18m x 2.77m (7'2" x 9'1")

Opaque Upvc double glazed window, three-piece suite comprising of low-level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment and part wall tiling.

Outside

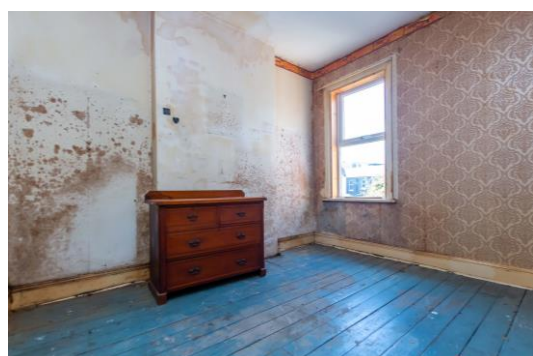
Flagged driveway access to front provides off road parking for numerous vehicles with established borders, plants, shrubs and trees. Side adjoining store providing useful storage space and separate water tap to front. The enclosed rear garden is not directly overlooked with adjoining timber workshop and flagged patio area well screened with plants, shrubs and trees.

Council Tax

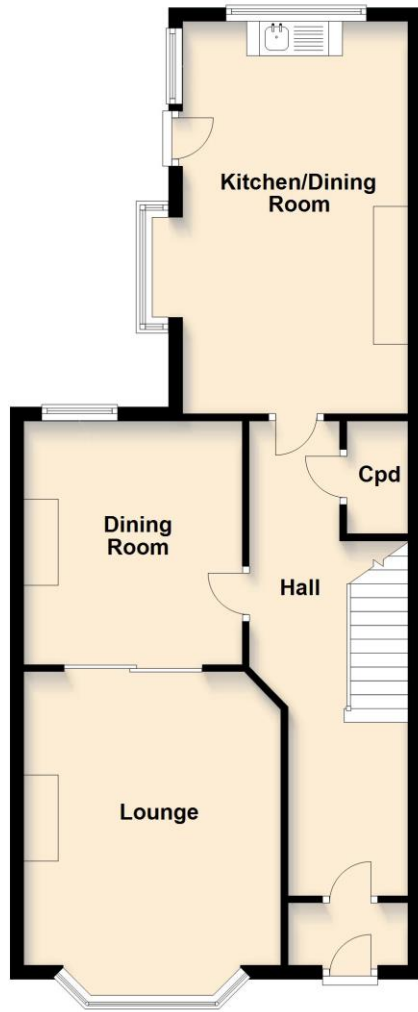
Sefton MBC band B.

Tenure

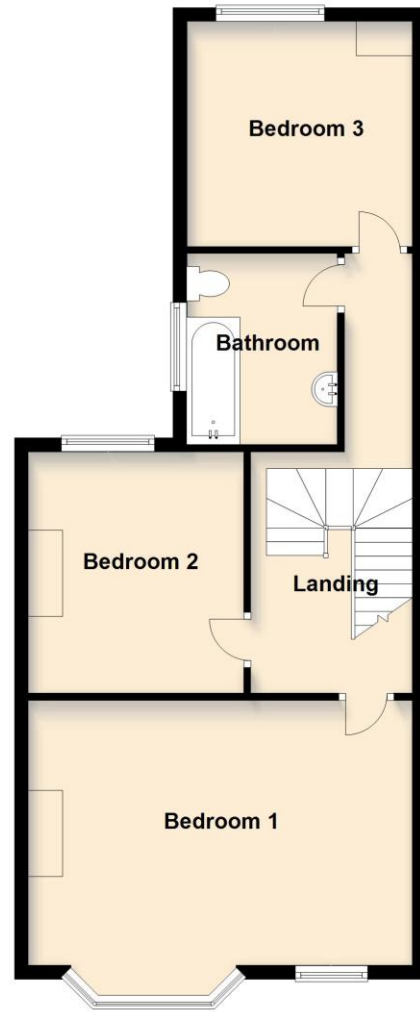
Leasehold for 999 years from 1 November 1971 with a ground rent of £8 per year.



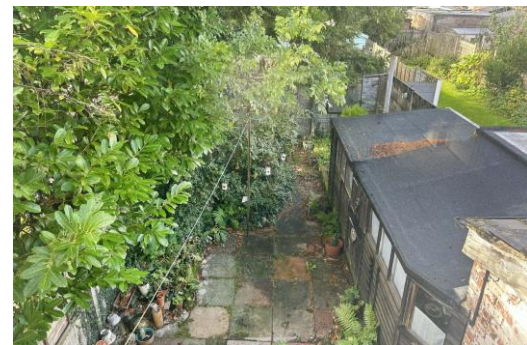
Ground Floor



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.