



**67 Hartwood Road
Southport, PR9 9AW, £470,000
'Subject to Contract'**

Situated close to the Manchester Piccadilly line this double fronted detached family house presents an exciting opportunity for those with a vision for renovation and improvement. The 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 of three generous reception rooms and separate kitchen overlooking rear. There is also access to a number of useful cellar rooms providing access to rear garden. The first floor provides 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, there are five well-proportioned bedrooms which offer ample space for family living, each awaiting your personal touch to transform them into cozy retreats. Outside, the property benefits from an established and mature corner plot. The private and secure rear garden provides off road parking for numerous vehicles and access to a garage. 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.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Upvc double glazed double outer doors, tiled flooring and glazed stained and leaded light arched insert over glazed inner door leading to...

Entrance Hall

Woodgrain laminate style flooring, dado rail, picture rail and coving. Staircase leads to first floor with handrail, spindles and newel post. Door with further steps lead down to a number of useful cellar rooms also housing central heated boiler system and giving access to rear of property. Glazed window to side, door leads to....

WC - 2.41m x 1.19m (7'11" x 3'11")

Opaque Upvc double glazed window, low level WC, corner wash hand basin. Dado rail, picture rail and woodgrain laminate style flooring.

Lounge - 5.21m x 4.01m (17'1" into bay x 13'2")

Upvc double glazed bay window to front and further Upvc double glazed window to side. Living flame gas fire with marble interior, hearth and wooden fire surround. Dado rail, picture rail and ceiling rose.

Sitting Room - 4.95m x 4.01m (16'3" into bay x 13'2")

Upvc double glazed bay window, picture rail, coving and ceiling rose. Stripped wooden flooring.

Study - 3.86m x 3.81m (12'8" x 12'6" overall)

Double glazed windows to side and overlooking rear. Extensive wooden wall cabinetry and fitments with 3/4 length panelling including bookshelf. Woodgrain laminate style flooring, coving and recessed spotlighting.

Kitchen - 3.61m x 4.32m (11'10" x 14'2")

Upvc double glazed window overlooks rear of property, glazed rear door leads to porch with further steps to garden area. Kitchen includes a range of built in base units including cupboards and drawers with wall cupboards, glazed China cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include electric double oven, for ring gas hob with splash back and canopy extractor over. Ceramic floor tiling and recessed spotlighting.

First Floor

Half landing with glazed stained and leaded light window to side and stairs to main landing with loft access and picture rail. Half landing provides door leading to...

WC - 2.41m x 1.04m (7'11" x 3'5")

Double glazed window with low level WC, vanity wash hand basin with mixer tap and cupboards below.

Family Bathroom - 2.39m x 1.63m (7'10" x 5'4")

Opaque double-glazed window and three-piece modern white suite comprising of panelled bath with mixer tap, corner step in shower enclosure with glazed shower screen, plumbed in shower and vanity wash hand basin with mixer tap and cupboards below. Wall tiling with ladder style chrome heated towel rail and Quartz granite floor tiling. Recessed spotlighting and extractor.

Bedroom 1 - 5.21m x 4.01m (17'1" into bay x 13'2" to rear of wardrobes)

Upvc double glazed bay window, extensive fitted wardrobes incorporating knee hole dressing table and drawers, dado rail, picture rail and coving. Wall light points.

Bedroom 2 - 4.95m x 3.58m (16'3" into bay x 11'9" excluding entry door recess)

Upvc double glazed bay window, picture rail.

Bedroom 3 - 3.91m x 3.84m (12'10" x 12'7" to rear of wardrobes)

Double glazed window to rear, fitted wardrobe including knee hole dressing table and drawers, corner bed side display niches over cabinets and further drawers. Fly over storage cupboards, dado rail, picture rail and coving.

Bedroom 4 - 2.41m x 2.74m (7'11" x 9'0" to rear of wardrobes)

Upvc double glazed window, fitted cupboard to one wall with further flyover storage dado rail and picture rail.

Bedroom 5/Dressing Room - 3.02m x 1.98m (9'11" x 6'6")

Opaque Upvc double glazed window, bedroom currently arranged as a dressing room and providing further potential to conversion to an ensuite or Jack and Jill (subject to the usual consent being obtained).

Cellars

With access off main hallway with lower hall to cellar housing electrical wall mounted consumer unit and leading to cellar rooms 1 and 2.

Cellar Room 1 - 3.91m x 4.14m (12'10" x 13'7")

Single bowl sink unit with twin drainer, electric light and power supply and Upvc double glazed curtesy door and window to courtyard garden at the rear. Also housing Baxi wall mounted combination style central heated boiler system. Plumbing is also available for washing machine.

Cellar Room 2 - 4.55m x 2.41m (14'11" x 7'11")

Upvc double glazed window and original meat slab.

Outside

The property occupies an established and mature corner plot with generous lawn and borders well stocked with a variety of plants and shrubs. The enclosed and secure rear courtyard style garden is predominantly block paved with secure gating and provides off road parking for numerous vehicles with access to outbuilding and garage measuring 19'11" x 12'1" with remote roll shutter door and electric light and power supply.

Council Tax

Sefton MBC band E.

Tenure

Leasehold for 999 years from 1 May 1950 with a ground rent of £10.10.



Basement



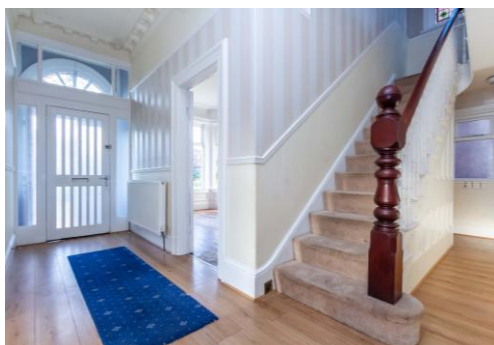
Ground Floor



First Floor



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



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