



**23 Albert Road
Southport, PR9 0LF, £390,000
'Subject to Contract'**

This charming double-fronted, semi-detached family house is ideally located close to Lord Street and central Southport, offering convenient access to local amenities, shops, restaurants and bars. The well-presented property boasts a spacious open-plan dining kitchen with central island unit to rear, perfect for family gatherings and entertaining. It features two inviting reception rooms and inner hall access to ground floor shower room including WC. To the first floor there are four double bedrooms, master leading to a dressing room, and there is a separate family bathroom. An established garden offers a peaceful outdoor retreat, while the subterranean garage level and lower ground floor storage rooms ensure plenty of space for parking and storage needs.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Open Entrance Vestibule

Tiled flooring and steps leading up via glazed inner door to...

Entrance Hall

Stripped flooring with dado rail and coving. Stairs lead to first floor with handrail, spindles and newel post. Entrance hall continues with Upvc double glazed sash side window and access via concealed staircase to lower ground floor and subterranean garage.

Living Room - 5.16m x 4.55m (16'11" into bay x 14'11")

Upvc double glazed sash bay windows with partial plantation fitted shutters to front. Stripped wooden flooring, picture rail, coving and ceiling rose.

Dining Room - 6.38m x 4.22m (20'11" x 13'10" into recess)

Two Upvc double glazed sash windows with partial plantation shutters to front. Fireplace with tiled interior, hearth and stained wooden fire surround (not currently in use) Stripped wooden flooring, picture rail and wall freezer over with ornate coving and ceiling rose. Inner door provides access to....

Hallway

Leading to dining kitchen and further door leading to...

Ground Floor Shower Room/ WC - 1.57m x 2.31m (5'2" x 7'7")

Glazed sash window to rear, three piece suite comprising of low level WC with pedestal wash hand basin and step in shower enclosure including 'Triton' electric shower and part wall tiling. Useful storage shelving to one wall recess.

Dining Kitchen - 4.29m x 8.18m (14'1" reducing to 8'10" x 26'10" overall)

Dining area open plan to breakfast kitchen with glazed window and door leading via steps down to rear garden. Separate Upvc double glazed sash style window overlooks garden to the rear. Kitchen includes a number of built in base units with cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating one and half bowl sink unit with mixer tap and drainer. Central island unit incorporated breakfast bar with further base units and shelving. Appliances include five burner gas hob with electric oven and grill, space is available for free standing fridge freezer and plumbing for both washing machine and dishwasher. Part wall tiling.

First Floor

Half landing with Upvc double glazed sash style window so side, dado rail and coving. Loft access.

Bedroom 1 - 5.33m x 4.32m (17'6" x 14'2" into recess)

Two Upvc double glazed sash style windows to front of property with fitted fire surround stripped wooden flooring and coving. Door leads to....

Dressing Room - 1.55m x 3.66m (5'1" x 12'0")

Currently arranged as a dressing room with potential for ensuite subject to the formal planning and consent being obtained and including arched Upvc double glazed sash window to front and stripped wooden flooring.

Bedroom 2 - 4.39m x 4.6m (14'5" x 15'1" into recess)

Upvc double glazed arched sash window to front, fireplace with tiled interior hearth and fire surround, stripped wooden flooring.

Bedroom 3 - 3.94m x 3.71m (12'11" x 12'2" into recess)

Upvc double glazed sash window to rear, bedroom currently arranged as a home office.

Bedroom 4 - 4.24m x 4.57m (13'11" x 15'0" into recess)

Upvc double glazed sash window to rear and coving.

Bathroom/ WC - 2.69m x 2.11m (8'10" x 6'11")

Opaque Upvc double glazed sash window, three piece white suite comprising of low level WC, pedestal wash hand basin and panelled bath with tiled walls, tile effect vinyl covered flooring.

Lower Ground Floor

Lower ground hall housing 'Ariston' combination style central heated boiler system. Electric light and power. Doors lead to a number of useful rooms.

Room 1 - 5.23m x 4.88m (17'2" into bay x 16'0" into recess)

Electric light and power and housing electric consumer unit with separate door and step leading down to....

Subterranean Garage - 6.6m x 4.27m (21'8" x 14'0")

Up and over door to driveway front access, electric light and power.

Outside

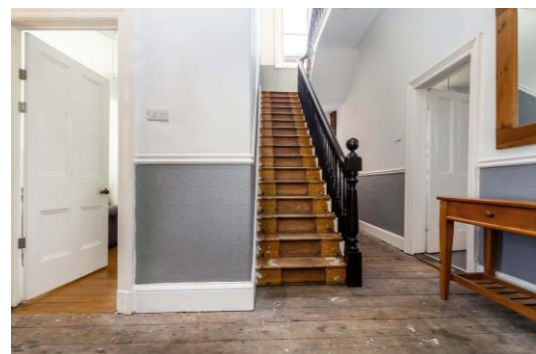
Hard surface access to front provides off road parking via driveway for numerous vehicles with access to subterranean garage via up and over door. Secure gated side access leads to rear of property, garden enclosed patio and lawn and timber garden shed.

Council Tax

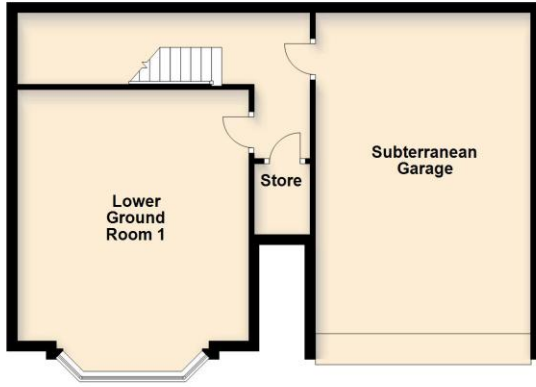
Sefton MBC band E.

Tenure

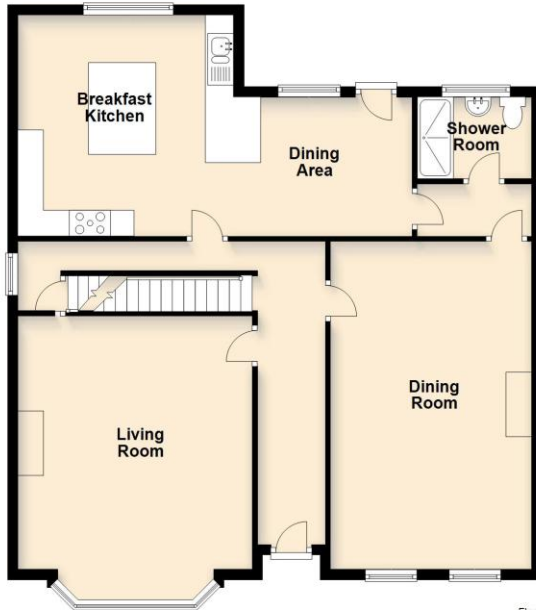
Freehold.



Lower Ground Floor



Ground Floor



First Floor



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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