



**244 Portland Street
Southport, PR8 6LX, £325,000
'Subject to Contract'**

An early inspection is recommended to appreciate the spacious accommodation offered by this tastefully decorated and well appointed, semi detached, family house. Installed with both gas central heating and Upvc double glazed windows, all with plantation shutters, the accommodation briefly includes; open vestibule, entrance hall, front lounge, rear lounge, dining room open plan with kitchen, on the first floor there are four bedrooms and a family bathroom and WC. Established, attractive gardens adjoin the property to the front and rear with the rear garden not being overlooked. The property is situated in a popular and established residential location convenient for nearby Primary and Secondary Schools and with further amenities found at the Southport Town Centre.

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Southport's Estate Agent

Open Vestibule

Tiled floor, inner door with stained glass and leaded insert.

Entrance Hall

Tiled floor, stairs to the first floor with hardwood hand rail and newel post. Decorative corbels and coving.

Front Lounge - 4.44m x 3.91m (14'7" into bay x 12'10")

Upvc double glazed bay window with plantation shutters, woodgrain laminate flooring. Carved and painted timber fire surround with display mirror above, open interior and decorative stove style fire. Ornate coving and ceiling rose.

Rear Lounge - 3.68m x 3.76m (12'1" x 12'4")

Laminate flooring, carved and painted fire surround with cast iron log burning stove, picture rail and coving. Upvc double glazed window with plantation shutters.

Dining Room - 3.05m x 3.3m (10'0" to chimney breast x 10'10")

Bricked recess to chimney breast, fixture cupboards and drawers to side, Upvc double glazed side window with plantation shutters. Tiled floor, opening to...

Kitchen - 3.56m x 4.32m (11'8" x 14'2")

Upvc double glazed window with plantation shutters and double bowl, double drainer stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards and working surfaces. Island unit with pull vegetable drawers and working top. 'Stoves' seven burner gas range with four ovens below, wide canopied cooker hood above, plumbing and recess for dishwasher and washing machine. Cupboard housing 'Glow Worm' gas central heating boiler. Feature stained glass and leaded window to rear. Recessed spotlighting. Door to rear garden.

First Floor Landing

Recessed spotlighting.

Bedroom 1 - 4.47m x 5.61m (14'8" into bay x 18'5")

A range of built in wardrobes to one wall with mirrored doors. Upvc double glazed window and Upvc double glazed bay window both with plantation shutters.

Bedroom 2 - 3.66m x 3.78m (12'0" x 12'5")

Laminate flooring, Upvc double glazed window with plantation shutters.

Bedroom 3 - 2.67m x 2.72m (8'9" x 8'11")

Woodgrain laminate flooring, Upvc double glazed window and plantation shutters.

Bedroom 4 - 2.82m x 3.61m (9'3" x 11'10")

Woodgrain laminate flooring, Upvc double glazed window and plantation shutters.

Bathroom - 2.64m x 2.08m (8'8" x 6'10")

Twin grip panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level WC corner entry shower enclosure with hand held and rainhead showers. Towel rail/ radiator. Tiled walls and floor, recessed spotlighting, Upvc double glazed window with plantation shutters.

Outside

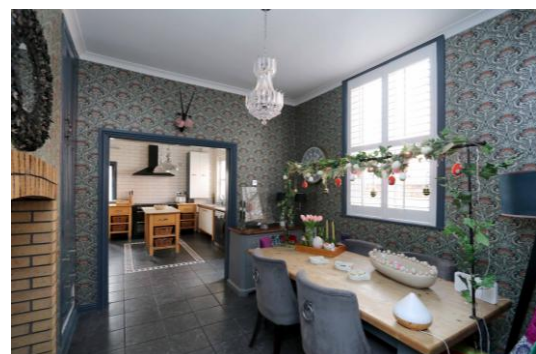
The property stands in attractive gardens to both front and rear. The rear garden having a paved patio, steps down to lawn, borders stocked with a variety of plants and shrubs, there is a second patio and raised bed, the rear garden is not directly overlooked from the rear and also has a useful brick shed.

Council Tax

Sefton MBC band C.

Tenure

Freehold.





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



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