



51 Virginia Street
Southport, PR8 6SJ, Offers over £220,000
'Subject to Contract'

Offering the perfect blend of style, space, and convenience, this beautifully presented three-bedroom semi-detached house is a must-see for families and professionals alike. Located just a stone's throw from Southport Town Centre, with its vibrant shops, restaurants, and entertainment venues, this fantastic property boasts excellent transport links, including regular train services on the Manchester to Piccadilly & Liverpool Central Lines. The property itself has been meticulously modernised and improved throughout to provide a bright, airy, and highly functional living space. The stunning modern kitchen is perfect for culinary enthusiasts, while the sleek and stylish four-piece bathroom offers a serene retreat. Outside, the extensive and mature garden is a true haven, providing a peaceful escape from the hustle and bustle of daily life. The property also benefits a number of adjoining out-buildings convenient for a variety of uses. With its lush greenery and ample seating areas, this beautiful garden is perfect for alfresco dining, relaxation, and family fun. To the front of the property, there is off-road parking for numerous vehicles. Early Viewing Essential.

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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

Enclosed Entrance Vestibule

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

Entrance Hall

Woodgrain laminate style flooring and stairs lead to first floor with handrail and newel post. Coving, recessed spotlighting and inner door leads to...

Lounge - 4.5m x 3.94m (14'9" into bay x 12'11" into recess)

Upvc double glazed bay window to front, woodgrain laminate style flooring and fireplace with marble interior, hearth and wooden fire surround.

Dining Room - 3.61m x 4.09m (11'10" x 13'5" into recess)

Upvc double glazed window overlooks rear of property. Living flame gas fire with marble interior, hearth and fire surround. Woodgrain laminate flooring and door leads to...

Kitchen - 3.4m x 2.29m (11'2" x 7'6")

Upvc double glazed door and window overlooks rear of property. Kitchen arranged in an attractive modern white gloss style with a number of built in base units which include cupboards and drawers, wall cupboards and working surfaces with one and half bowl sink unit, mixer tap and drainer. Appliances include integral fridge and freezer, electric oven and four ring gas hob with funnel style extractor hood above. Tiled flooring, part wall tiling and recessed spotlighting.

First Floor

Split level landing access with double glazed skylight to roof pitch, maximising natural light, recessed spotlighting. Half landing leads to bathroom with main landing including inner hall access to 2 bedrooms at the front.

Bathroom/ WC - 3.33m x 2.41m (10'11" x 7'11")

Opaque Upvc double glazed window, four-piece modern white suite comprising of low-level WC, pedestal wash hand basin with mixer tap and claw and ball foot slipper style bath with central mixer tap and telephone style shower attachment, walk in shower with glazed shower screen, plumbed in overhead shower unit and handheld shower attachment. Tiled flooring. Part wall tiling, recessed spotlighting and extractor.

Bedroom 1 - 3.61m x 3.3m (11'10" x 10'10" into recess)

Upvc double glazed window overlooks rear garden. Recessed spotlighting.

Bedroom 2 - 3.63m x 2.59m (11'11" x 8'6" into recess)

Upvc double glazed window to front, recessed spotlighting.

Bedroom 3 - 2.64m x 2.44m (8'8" excluding entry door recess x 8'0")

Upvc double glazed window to front and recessed spotlighting.

Outside

Driveway access to front provides off road parking for numerous vehicles and gated side entry access leads to enclosed garden at the rear. The extensive and established rear garden includes paved patio and shaped laid to lawn with established borders well stocked with a variety of plants, shrubs and trees including feature monkey puzzle tree. There is also access to a number of very useful outbuilding which include utility measuring 7'10" x 9'1" including electric light and power supply, plumbing for washing machine and 'Vokera' wall mounted combination style central heated boiler system. Adjoining store 4'3" x 6'4" and separate adjoining WC measuring 3'3" x 6' and housing low level WC.

Council Tax

Sefton MBC band B.

Tenure

Freehold.



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		
(69-80) C		75
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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