



29a Virginia Street, Southport, PR8 6SJ

'Offers Over' £210,000

Subject to contract

An early viewing is advised to appreciate the size of the accommodation offered by this semi-detached family house. Installed with both gas and central heating and UPVC double-glazing. The property provides accommodation which briefly includes; entrance hall, front lounge, rear lounge/dining room, kitchen. On the First Floor there are three bedrooms (one of the bedrooms is currently used as a second bathroom), a wet room and there is a master bedroom on the Second Floor with an en suite shower room. Established gardens adjoin the property to the front and rear with off-road parking for several vehicles. The property is situated in an established residential area, convenient for the nearby facilities of the Southport Town Centre and a foot bridge across the road provides access to Asda and Central 12.

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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

Entrance Hall

UPVC outer door with double-glazed insert. Wood flooring, stairs to the First Floor.

Front Lounge - 4.6m x 3.73m (15'1" into bay x 12'3")

UPVC double-glazed bay window overlooking the front garden. Log burning stove recessed to chimney breast, deep coving, wood flooring.

Rear Lounge/Dining Room - 3.94m x 3.23m (12'11" x 10'7")

Log burning stove and fireplace with brick interior and arch, wood grain laminate flooring and under stairs cupboard. UPVC outer door incorporating opening window. Archway to...

Kitchen - 2.77m x 2.84m (9'1" x 9'4")

Single drainer one and a half bowl sink unit with mixer tap. A range of base units with cupboards and drawers, wall cupboards, working surfaces. Four-ring gas hob with cooker hood above and electric oven below. 'Ariston' wall mounted gas central heating boiler, plumbing for washing machine and dishwasher, tiled floor.

First Floor Landing

Bedroom 2 - 3.76m x 3.15m (12'4" x 10'4")

UPVC double-glazed window, woodgrain laminate flooring.

Bedroom 3 - 4.06m x 2.44m (13'4" x 8'0")

UPVC double-glazed window, wood flooring.

Bedroom 4 (Bathroom) - 2.67m x 2.77m (8'9" x 9'1")

Previously a bedroom, this is currently used as a jacuzzi bathroom with a two-person jacuzzi bath, tiled walls and chrome towel rail/radiator. UPVC double-glazed window.

Wet Room - 2.67m x 1.52m (8'9" x 5'0")

Level entry, walk-in shower with shower screen, thermostatic shower, wash hand basin, low level WC. Full tiled walls, extractor. UPVC double-glazed window.

Second Floor

Bedroom 1 - 5.23m x 2.74m (17'2" extending to 21'0" x 9'0" overall average measurements)

UPVC double-glazed window overlooking the rear garden and a further UPVC double-glazed window to the side. Under eaves storage area.

En Suite Shower Room - 0.91m x 2.64m (3'0" x 8'8")

Shower enclosure with thermostatic shower, wash hand basin, low level WC, half tiled walls, extractor.

Outside

Off road parking for numerous cars, the rear garden has a useful timber outbuilding, further brick workshop. The rear garden is mostly paved and enclosed with fencing.

Council Tax

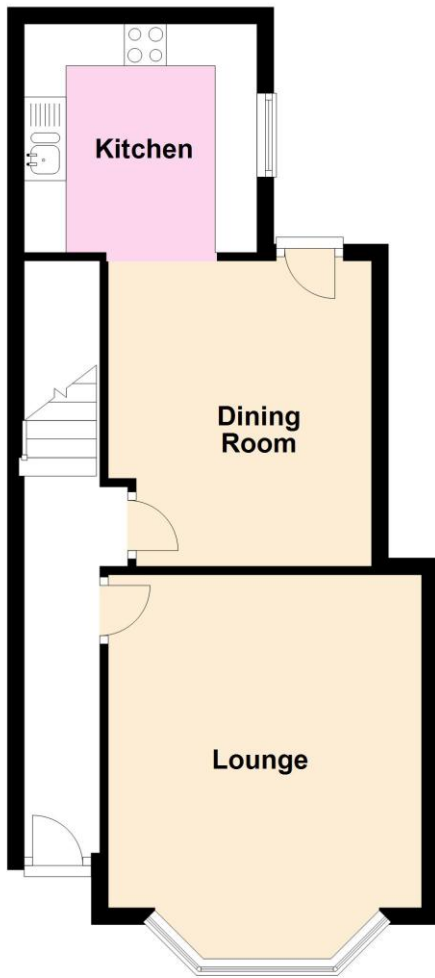
Sefton MBC Band B.

Tenure

Freehold.



Ground Floor



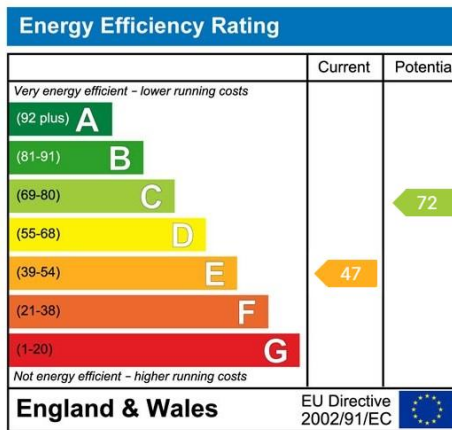
First Floor



Second Floor



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



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