



**36 Talbot Street**  
**Southport, PR8 1HS, £425,000**  
**‘Subject to Contract’**

This charming, generously proportioned semi-detached family house is ideally located, close to Victoria Park, Lord Street and central Southport, offering convenient access to local amenities, shops, restaurants and bars, but sitting on a quiet residential street. This immaculately presented property boasts a spacious open-plan dining kitchen, perfect for family gatherings and entertaining. It features two inviting reception rooms, utility room and modern ground floor shower room with WC. To the first floor there are four double bedrooms and a renovated family bathroom conveying the perfect balance of character and modern appeal. There is also a loft room located to the second floor perfect for use as a home office. The property also benefits a number of cellar rooms offering a perfect solution to much needed storage space. An established rear garden offers a peaceful outdoor retreat, whilst the attractive block paved frontage benefits ample off road parking with EV charging point and access to adjoining garage. This charming semi-detached family house is ideally located in a quiet residential street close to Lord Street and the centre, offering convenient access to local amenities, shops, restaurants and bars.

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*Southport's Estate Agent*



### Open Entrance Vestibule

Tiled flooring and wooden inner door with glazed leaded light insert and glazed side screens leading to....

### Entrance Hall

Stairs to first floor with handrail, spindles and newel post, tiled flooring, ornate corbels and coving. Door via under stairs leads to basement rooms. Number of wall light points.

### Living Room - 5.26m x 3.94m (17'3" into bay x 12'11" into recess)

Upvc double glazed bay window to front, stripped wooden flooring and working cast iron fireplace over tiled hearth with carved and stained wooden fire surround. Wall light points, picture rail, coving and ceiling rose.

### Lounge/ Home Office/Bedroom - 4.9m x 4.09m (16'1" into side bay x 13'5" into recess)

Upvc double glazed bay window to side, cast iron fireplace over tiled hearth with surround, stripped wooden flooring, coving and ceiling rose.

### Shower Room/ WC - 3.1m x 1.45m (10'2" x 4'9")

Upvc double glazed window to side, three piece modern suite including low level WC, vanity wash hand basin and entry level shower with plumbed in overhead shower and hand held shower attachment. Part wall tiling and tiled flooring, recessed spotlighting.

### Utility Room - 3.73m x 2.41m (12'3" x 7'11")

Upvc double glazed window to rear. A range of built in base units including cupboards and drawers, wall cupboards and working surfaces including single bowl sink unit with mixer tap and drainer. Part wall tiling, plumbing for washing machine and space for tumble dryer. Space is also available for free standing fridge freezer. Oak flooring.

### Dining Kitchen - 7.04m x 4.01m (23'1" x 13'2" overall)

Upvc double glazed windows to side and overlooking rear, further glazed stable style door with steps down to garden. Dining room, perfect for entertaining and open plan leading to kitchen including a number of built in shaker style base units with cupboards and drawers, wall cupboards with under unit lighting and working surfaces including breakfast bar and one and half bowl sink unit with rinser tap and drainer. Part wall tiling and partial tiled flooring. Appliances include 2 single electric ovens with four ring gas hob and stainless steel funnel style extractor hood above. Plumbing is available for dishwasher. Ceiling fan and light point.

### First Floor Landing

Upvc double glazed arched window with split level landing access leading to main bedrooms, also provides concealed access leading to loft room via fixed staircase. Coving and ceiling rose.

### Bedroom 1 - 4.24m x 5.79m (13'11" overall to rear of wardrobes x 19'0" into recess)

Two Upvc double glazed window, pedestal wash hand basin, coving and ceiling rose.

### Bedroom 2 - 3.96m x 4.14m (13'0" x 13'7" into recess)

Upvc double glazed side window, pedestal wash hand basin, picture rail, coving and ceiling rose.

### Family Bathroom/ WC - 3.86m x 2.87m (12'8" into shower recess x 9'5")

Upvc double glazed window with modern four piece suite comprising of high level WC, corner panelled bath with mixer tap and telephone style shower attachment, vanity wash hand basin with useful cupboards below and step in shower enclosure with part wall tiling and plumbed in overhead shower include separate hand held shower attachment. Recessed spotlighting and extractor.

### Bedroom 3 - 2.9m x 2.74m (9'6" x 9'0")

Upvc double glazed window to side, bedroom currently arranged as office, picture rail, coving and ceiling rose.

### Bedroom 4 - 2.72m x 3.33m (8'11" x 10'11")

Upvc double glazed window to rear, useful cupboard to under stairs and pedestal wash hand basin.

### Loft Room - 2.74m x 3.99m (9'0" x 13'1" including areas of reduced head height)

Upvc double glazed window overlooks rear, exposed beams to roof pitch. Loft room perfect for home office.

### Basement Level - 0m x 0m (0'0" x 0'0")

Lower ground floor hall with stone staircase leading via hallway to a number of useful rooms one measuring 16'6" into bay x 13'5" into recess and the other measuring 17'4" into bay x 13'1" into recess housing electric light and power supply and electrical meters.

### Outside

Block paved and landscaped front driveway access provides off road parking for numerous vehicles with well stocked borders including a variety of plants, shrubs and blossom trees. Block paved driveway access continues via side entry to a garage and also benefits a EV charging point to gable end. Adjoining garage measures 12'1" x 9'11" with electric light and power, dual timber double door access leading to rear garden being enclosed with patio and shaped lawn and further well stocked borders with a variety of plants, shrubs and trees.

### Council Tax

Sefton MBC band D.

### Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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