



**29 Hall Street**  
**Southport, PR9 0SE, £250,000**  
**'Subject to Contract'**

A popular 'Doors Together' semi-detached family house, offering deceptively spacious living accommodation throughout. The convenient location is ideal for a number of shops and amenities located at the Central 12 shopping centre, with further amenities to be found at Lord Street and the Southport Town Centre. Internally the modernised & much improved accommodation comprises of two generous reception rooms and a modern style fitted kitchen leading to a breakfast/garden room with access to generous rear garden. To the First Floor there are three bedrooms and a modern style bathroom with WC. Off road parking is available to a front driveway with the rear garden being enclosed, generous in size and not directly overlooked. The property is also within convenient access of Southport Train Station, with commuter links on both the Manchester Piccadilly & Liverpool Central lines. Early viewing advised.

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*Southport's Estate Agent*

### Open Entrance Vestibule

Tiled flooring, midway wall tiling and inner door with double glazed insert leading to...

### Entrance Hall

Stairs lead to first floor with handrail, door leads to...

### Lounge - 4.44m x 3.73m (14'7" into bay x 12'3" into recess)

Upvc double glazed sash bay window to front of property, electric fire marble interior, hearth and wooden fire surround, wall panelling to chimney breast, picture rail and coving.

### Sitting Room - 3.68m x 3.68m (12'1" x 12'1" into recess)

Upvc double glazed double doors with side inserts lead to rear garden, contemporary remote controlled fire inset to chimney breast with media recess over and contemporary style wall panelling with shelving to recess. Recessed spotlighting and coving. Step plus door leads down to...

### Kitchen - 3.35m x 2.21m (11'0" x 7'3")

Upvc double glazed window to side, door to under stairs storage cupboard houses electric consumer unit. Modern fitted kitchen with a number of built in grey gloss base units including cupboards and drawers, wall cupboards and attractive working surfaces with inset single bowl sink unit, mixer tap and twin drainer. Woodgrain laminate style flooring and part wall tiling, recessed spotlighting. Appliances include electric single oven with four ring ceramic style hob and funnel style extractor hood above. Integral fridge and freezer. Inner door leads to...

### Breakfast Room - 5.31m x 2.06m (17'5" x 6'9" overall)

Upvc double glazed double doors lead to rear garden with windows to side, woodgrain laminate style flooring continues, electric wall heater and recessed spotlighting. Wall cupboard conceals 'Glow Worm' combination style central heated boiler system well screened with plantation shutters.

### First Floor

Split level landing access with half landing leading to bedroom 3 and stairs to main landing with further 2 bedrooms and bathroom. Loft access.

### Bedroom 1 - 3.53m x 4.9m (11'7" x 16'1" into recess)

Two Upvc double glazed sash style windows to front.

### Bedroom 2 - 2.64m x 3.12m (8'8" into recess x 10'3")

Upvc double glazed window overlooks rear, woodgrain laminate style flooring.

### Bedroom 3 - 3.38m x 2.26m (11'1" x 7'5")

Upvc double glazed window overlooks rear, woodgrain laminate style flooring.

### Bathroom/ WC - 3.12m x 1.6m (10'3" into door recess x 5'3" overall)

Three piece modern suite comprising of vanity wash hand basin incorporating waterfall style mixer tap and low level WC. Panelled bath with glazed shower screen, mixer tap and shower attachment. Partial wall panelling and mid way wall tiling, tile effect style flooring and ladder style chrome heated towel rail. Extractor.

### Outside

Block paved driveway access to front provides off road parking with right of way side access leading via secure gate to rear garden. The rear garden is generous in size with flagged patio and laid to lawn, borders are well stocked with a variety of plants, shrubs and trees being not directly overlooked with gate leading to a wild garden at the rear.

### Council Tax

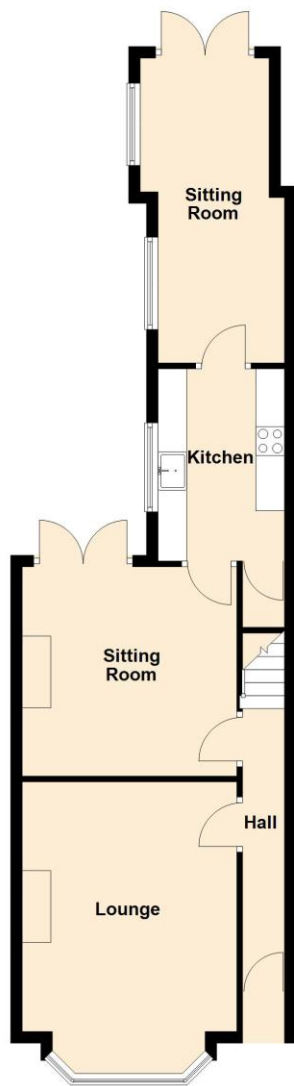
Sefton MBC band B.

### Tenure

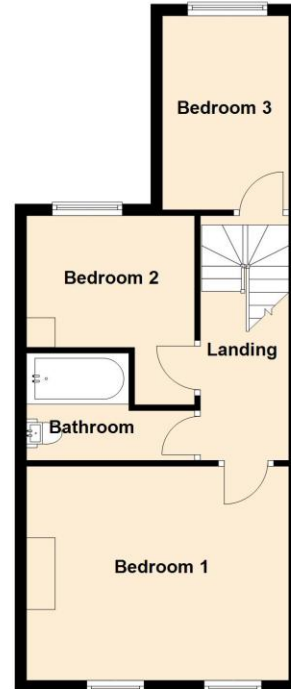
Freehold.



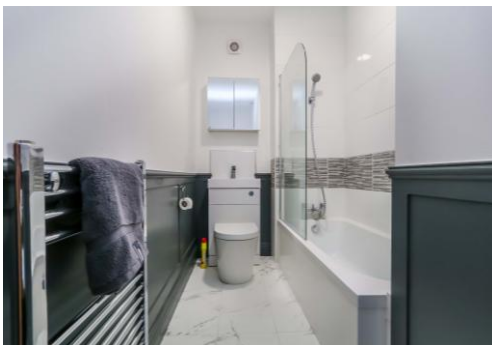
Ground Floor



First Floor



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>	62	76
(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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