



**46 Hart Street
Southport, PR8 6BT,
Offers over £300,000'
Subject to Contract'**

This three-bedroom semi-detached family home offers far more than first meets the eye, with exceptionally versatile living accommodation ideal for families and those who love to entertain. Located in a convenient residential area close to schools, amenities, and commuter links via the Manchester Piccadilly train line, this property presents a rare and exciting opportunity. The ground floor features two generous reception rooms, a modern kitchen diner, a stylish shower room, and a standout bar/entertainment room, perfect for hosting gatherings. A remarkable 35ft conservatory extends the living space further, complete with established grape vines trailing over the dining area, creating a truly unique and atmospheric setting. There is access to multiple storerooms offering excellent potential for further development (subject to the usual consents), as well as a separate rear garden room that could be transformed into a home office, studio, or gym. Upstairs, the property includes three well-proportioned bedrooms and a family bathroom with a contemporary feature suite. A fixed staircase leads to a loft room, ideal for storage or conversion. Externally, the home boasts beautifully established gardens, ample off-road parking, and a 37ft lean-to garage/workshop, ideal for hobbyists or trades. The property also benefits from Solar Panelling.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Enclosed Entrance Vestibule

Glazed outer storm doors, tiled flooring with inner door with glazed leaded light insert leading to...

Entrance Hall

Staircase to first floor complete with handrail and newel post. Woodgrain laminate style flooring, ornate coving, corbels and inner doors leading to...

Front Lounge - 4.7m x 4.24m (15'5" into bay x 13'11" into recess)

Upvc double glazed bay window to front, ornate fire surround with bevelled inset vanity mirror over mantle piece with tiled interior and hearth below. Wall light points, picture rail, ornate coving and ceiling rose.

Rear Lounge - 4.17m x 4.47m (13'8" x 14'8" into recess)

Glazed and leaded light side window and further built in fitted base unit with working antique cast iron Victorian oven range kitchen for fireplace with mantle piece and bevelled inset vanity mirror over. Upvc double glazed window to rear, picture rail, coving and door leads to...

Kitchen/ Diner - 3.71m x 2.39m (12'2" x 7'10")

Upvc double glazed door and two double glazed windows lead via side courtyard to rear garden. Access to under stairs storage cupboard off dining area. Attractive number of built in shaker style base units including cupboards and drawers with wall cupboards and working surfaces. Steps lead down to...

Kitchen - 3.73m x 2.41m (12'3" x 7'11")

Kitchen continues from dining area with stable style door including bullseye glazed insert and glazed leaded light side windows to adjoining side conservatory. Complimentary base units continue with cupboards and drawers, wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include range double oven with five ring ceramic style hob and plate warmer, funnel style extractor hood above, part wall tiling. Space available for free standing fridge freezer, tiled flooring. Inner door with glazed and leaded light insert incorporates areas of reduced head height leading to...

Inner Hall

Exposed mocked beam midway wall panelling to one wall and space saving sliding door leading to...

Ground Floor Shower Room/WC - 1.52m x 1.6m (5'0" x 5'3")

Opaque glazed window with three piece modern white suite comprising of low level WC, pedestal wash hand basin and step in shower enclosure with 'Mira' electric shower and tiled walls and flooring.

Bar/ Entertainment Room - 3.25m x 3.2m (10'8" x 10'6")

Fitted with working bar including optics, vaulted ceiling and stone flooring. Glazed double doors provide access to adjoining side conservatory.

Conservatory - 11.79m x 2.92m (38'8" x 9'7")

Double glazed doors and windows to rear garden, tiled flooring leading to dining area with over hanging grapevines, a particular feature, woodgrain flooring and working surfaces to one wall with plumbing for washing machine and space for tumble dryer. Door leads to...

Store - 3.33m x 3.07m (10'11" x 10'1")

Electric and light and separate door access internal leading to...

Further Store - 1.55m x 3.1m (5'1" x 10'2")

Glazed window.

Adjoining Garden Room - 3.84m x 3.2m (12'7" x 10'6")

Upvc double glazed window and separate entrance door access off garden to the rear and including electric light and power supply. (Garden room would benefit from a program of modernisation.)

First Floor

Split level landing access with handrail, spindles and newel post, skylight maximising natural light with main landing having inner hall access and enclosed staircase leading to second floor loft room.

Bedroom 1 - 4.14m x 2.95m (13'7" x 9'8" to front of wardrobes)

Upvc double glazed window, fitted wardrobes to the length of one wall, recessed spotlighting.

Bedroom 2 - 3.96m x 2.69m (13'0" x 8'10" into recess)

Upvc double glazed window, coving.

Bedroom 3 - 3m x 2.74m (9'10" x 9'0")

Upvc double glazed window, coving.

Bathroom - 3.73m x 2.44m (12'3" x 8'0")

Opaque Upvc double glazed window to side, five piece modern suite comprising of low level WC, bidet, vanity wash hand basin with mixer tap and walk in entry level shower enclosure with glazed shower screen, 'Triton' electric shower unit and step leading up to sunken panelled bath with mixer tap and tiled flooring. Part wall tiling, extractor and ladder style chrome heated towel rail.

Second Floor

Loft Room - 5.54m x 3.78m (18'2" x 12'5" including areas of reduced head height)

Opaque Upvc double glazed window, 'Velux' skylight and exposed mocked beam to roof pitch. Useful under eaves storage access. (We understand there is no building regulations or planning for the loft room.)

Outside

Established gardens adjoin the property with well screened front and borders stocked with a variety of plants, shrubs and trees. Driveway access provides off road parking and continues via side lean to garage/ car port measuring 37' x 10'3" with electric light and power and leading to workshop at the rear. The rear garden is extensive and private including a Mediterranean style courtyard area leading to enclosed private lawn with established borders and pathway providing access to separate patio and garden room. Garden area additional to the rear includes timber built summerhouse perfect for families and children alike.

Solar Panelling

The property is to be sold with solar panelling fitted to the roof space which is currently 100% owned to be conveyed with the sale of the property incorporated with the asking price and we understand to be providing a tariff from the grid of £600 per annum

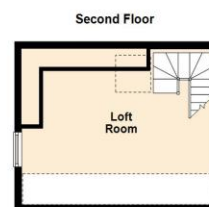
Council Tax

Sefton MBC band B.

Tenure

Freehold.





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



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.