



**133 Hart Street  
Southport, PR8 6DY £200,000  
'Subject to Contract'**

Deceptive in both size and accommodation, this beautifully updated semi-detached family house offers stylish, versatile living in a highly convenient location. A welcoming hallway leads to the front lounge, while the impressive rear lounge/dining kitchen provides the perfect setting for entertaining or relaxed family gatherings, with doors opening onto the enclosed rear garden. Designed for ease of maintenance and not directly overlooked, the garden offers both privacy and practicality. To the first floor, there are three bedrooms, with two benefitting from en-suite facilities, adding a touch of luxury and convenience. Perfectly positioned for local schools and amenities, the property is within easy reach of both Primary and Secondary Schools, as well as the nearby Meols Cop retail area, offering a range of shops including Sainsbury's, Aldi, and Tesco Superstores. Excellent commuter links via the A565 ensure easy access to surrounding areas.

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*Southport's Estate Agent*



### Enclosed Entrance Porch

Composite style outer door, opaque Upvc insert over and inner door with glazed insert leading to...

### Entrance Hall

Woodgrain laminate style flooring and centre staircase to first floor with handrail. Recessed spotlighting, door leads to...

### WC

Modern style WC with two piece white suite comprising of low level WC, vanity wash hand basin with mixer tap and midway wall tiling. Illuminated vanity wall mirror, recessed spotlighting and extractor.

**Lounge** - 4.57m x 3.76m (15'0" into bay x 12'4" into recess)

Upvc double glazed bay window to front, woodgrain laminate style flooring, media cabinet fitted to chimney recess.

**Dining Kitchen** - 4.04m x 3.71m (13'3" x 12'2" extending to 16'3" overall)

Upvc double glazed door and window to rear of property, Upvc double glazed window to side. Modern fitted dining kitchen arranged in an attractive mushroom gloss style with a number of built in base units which include cupboards and drawers, wall cupboards, working surfaces with single bowl sink unit, mixer tap and drainer. Appliances include single electric oven, four ring ceramic hob with splashback and extractor over and integral fridge and freezer. There is also integral eye level microwave. Plumbing available for both washing machine and dishwasher. Kitchen finished with partial wall tiling, woodgrain laminate style flooring and recessed spotlighting. Separate door leads to useful under stairs storage cupboard also housing 'Main' central heated boiler system and the solar plant servicing the panels to roof. Recessed spotlighting.

### First Floor Landing

Recessed spotlighting and opaque Upvc double glazed window to side.

**Bedroom 1** - 2.84m x 3.18m (9'4" x 10'5")

Upvc double glazed window, recessed spotlighting and door leads to...

**En-suite** - 2.84m x 1.8m (9'4" x 5'11")

Opaque Upvc double glazed window with modern four piece white suite comprising of low level WC, twin vanity wash hand basin with two mixer taps and vanity wall mirror over. Free standing slipper bath with mixer tap and hand held shower attachment, partial wall tiling and recessed spotlighting. Tiled flooring and extractor.

### Outside

Gardens are arranged for ease of maintenance with loose stone off road parking to front via driveway access and secure gated side leading to rear of property which is further arranged for ease of maintenance, not directly overlooked with AstroTurf lawn and external power points.

### Council Tax

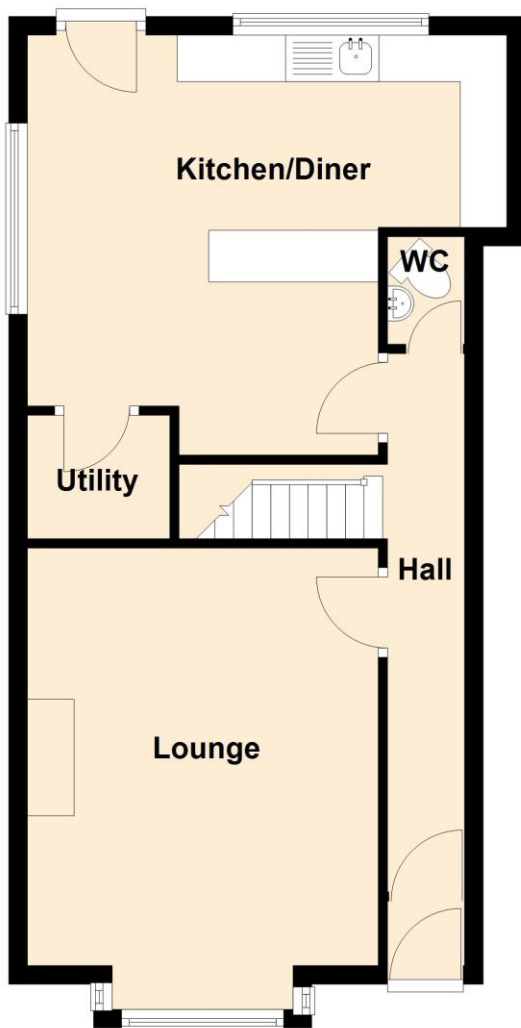
Sefton MBC band B.

### Tenure

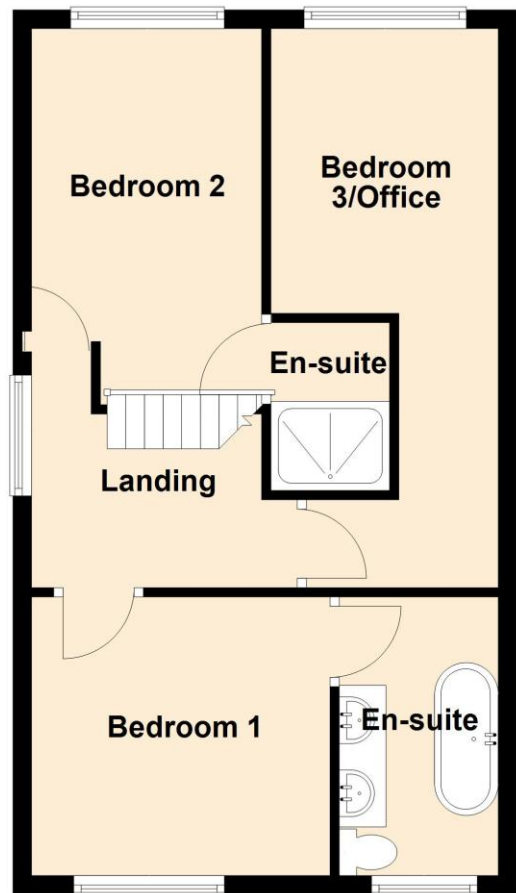
Freehold.



## 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>		87
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(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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