



**148 Virginia Street
Southport, PR8 6SP £220,000
'Subject to Contract'**

Introducing a truly charming “doors-together” character property, beautifully modernized and meticulously improved to the highest standards. This home offers deceptive accommodation, starting with a welcoming front lounge adorned with plantation-style shutters and period features. A separate dining room boasts an original fitted tall cupboard, flowing seamlessly into a modern open-plan kitchen, utility area, and a convenient ground floor WC. Upstairs, you'll find two generous double bedrooms and an impressive family bathroom featuring a luxurious four-piece suite with a slipper-style bath and shower. Outside, the property offers off-road parking at the front and an enclosed rear garden that is not directly overlooked, along with an adjoining store and a separate storage room that could double as a home office (subject to the usual consents). Perfectly located for central Southport amenities and commuter links to Liverpool Central and Manchester Piccadilly, with schools and colleges nearby, this home truly must be viewed to be fully appreciated.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Upvc double glazed outer door, tiled flooring and midway wall tiling. Inner door with double glazed insert leads to...

Entrance Hall

Woodgrain laminate style flooring, stairs to first floor with handrail, newel post. Coving.

Front Lounge - 4.37m x 3.61m (14'4" into bay x 11'10" into recess)

Upvc double glazed bay window with partial fitted plantation shutters to front. Living flame coal effect gas fire with cast iron and tiled interior over granite hearth with wooden fire surround. Built in cupboard to chimney recess. Woodgrain laminate style flooring, coving.

Dining Room - 3.71m x 3.4m (12'2" x 11'2" to recess)

Upvc double glazed window with partial fitted plantation style shutters to rear. Gas fire inset to chimney breast over tiled hearth. Laminate style flooring, original tall cupboard and drawers inset to one wall, cupboard, separate to under stairs. Space saving concertina style door leads to...

Kitchen - 2.79m x 2.31m (9'2" x 7'7")

Upvc double glazed window, Upvc double glazed stable style door to side and rear garden. Kitchen arranged in an attractive modern style with a number of built in base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include electric single oven with four ring ceramic style hob, splash back and canopy style extractor hood above. Integral dishwasher, part wall tiling and woodgrain laminate style flooring. Archway provides access leading to...

Utility Room - 2.34m x 2.31m (7'8" x 7'7")

Upvc double glazed window, woodgrain laminate style flooring continues and working surfaces conceal plumbing for washing machine and space/ recess for tumble dryer. Wall cupboards and space for free standing American style fridge freezer. Recessed spotlighting and door leads to...

Ground Floor WC - 0.86m x 1.5m (2'10" x 4'11")

Upvc double glazed window, low level WC and corner wash hand basin with mixer tap. Laminate style flooring continues with recessed spotlighting.

First Floor

Split level landing and loft access.

Bedroom 1 - 3.56m x 4.83m (11'8" x 15'10" into recess)

Double bedroom with two Upvc double glazed windows.

Bedroom 2 - 3.73m x 3.18m (12'3" x 10'5" into recess)

Double bedroom with Upvc double glazed window and ornate fire surround to chimney breast.

Bathroom/WC - 2.79m x 2.31m (9'2" x 7'7")

Upvc double glazed window, four-piece modern style white suite comprising of low-level WC, vanity wash hand basin with mixer tap and cupboards below, step in shower enclosure with glazed shower screen and plumbed in rainfall style shower. Claw and ball foot slipper style bath with mixer tap and handheld shower attachment. Mid way wall tiling, tiled flooring and ladder style heated towel rail.

Outside

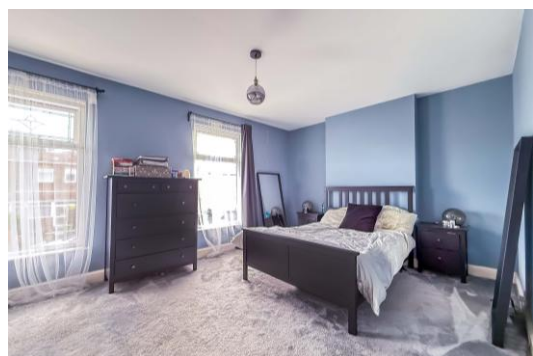
Off road parking is available via flagged driveway to front for numerous vehicles the enclosed rear garden is walled and concrete fenced being not directly overlooked and provides a outside retreat to relax including access to adjoining store which measures 7'9" x 5'9" providing potential for further extension or office extension subject to the usual consent being obtained and to the recess of the store there is a further useful garden store.

Council Tax

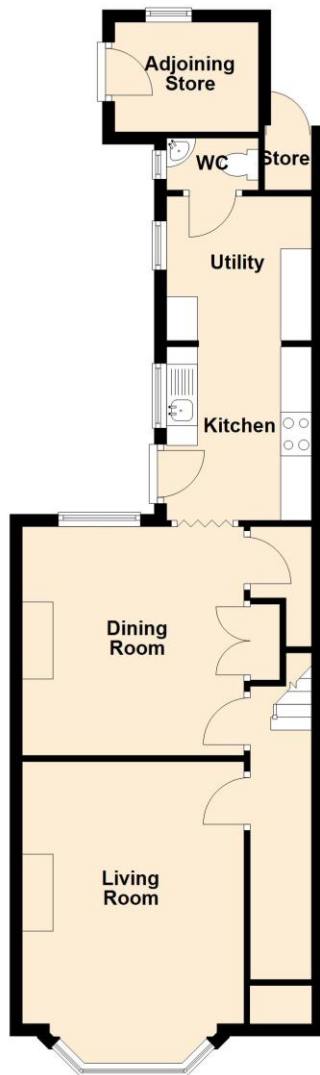
Sefton MBC band B.

Tenure

Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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