



**46a Part Street
Southport, PR8 1HY £260,000
'Subject to Contract'**

Nestled securely behind gated access at the rear of an exclusive apartment block, this unique semi-detached dormer-style house is a rare find in the very heart of Southport town centre. Offering a secluded haven of modern luxury, this property perfectly blends contemporary finishes with a warm and inviting atmosphere. Step inside to discover a beautifully designed open-plan ground floor that is ideal for entertaining. The lounge area flows seamlessly into a stylish dining kitchen complete with a central island, quartz-granite countertops, and high-quality integrated appliances. For added convenience, there is a ground-floor WC and cloakroom, all finished to an impeccable standard. Outside, the enclosed rear garden is designed for low-maintenance enjoyment, featuring an AstroTurf lawn and a composite deck terrace, providing a private space that's not overlooked. Upstairs in the dormer, you'll find two generous double bedrooms and a luxurious ultra-modern walk-in wet room. Positioned in an enviable location, you're just moments away from Southport's vibrant bars, restaurants, and amenities, with excellent commuter links to Manchester Piccadilly and Liverpool Central. Golf enthusiasts will also appreciate the proximity to Birkdale's renowned courses, including the Royal Open venue. In short, this property is a true hidden treasure, offering modern elegance and a perfect blend of convenience and luxury.

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

Southport's Estate Agent

Entrance Vestibule

Composite style outer entrance door with opaque double glazed insert leading to entrance hall with 'Karndean' flooring. Stairs lead to the first floor with chrome handrail, security alarm. Glazed inner door leads to...

Living Dining/Kitchen - 8.2m x 5m (26'11" x 16'5" reducing to 13'1")

UPVC double glazed window overlooking courtyard to front, 'Karndean' flooring laid and 'Videx' entry phone handset which controls the remote control secure gates to the rear/side of the development. Living area open plan to dining kitchen with central island unit complete with Quartz Granite tops, seating and white gloss fitted kitchen arranged in a modern style with inset 1 1/2 bowl sink unit, mixer tap and drainer. Appliances include; fridge and freezer, electric oven, gas burner hob, Quartz Granite splashback and 'Bosch' funnel style extractor hood above. Further appliances include 'Bosch' eyelevel microwave, dishwasher and washing machine. Separate cupboard to one wall houses the 'Worcester Bosch' combination style central heated boiler system. UPVC double glazed window and door with easy fit Venetian blinds leads to composite deck terrace and enclosed Astroturf lawn to rear. Recessed spot lighting, and glazed inner door leads to...

Cloakroom/WC - 1.7m x 1.57m (5'7" x 5'2")

Modern style suite arranged with low-level WC, floating vanity wash hand basin with mixer tap and illuminated vanity wall mirror over, tiled walls and flooring with ladder style chrome heated towel rail and door leads to useful understairs storage cupboard also housing electrical consumer unit, hanging space and metres. Recessed spot lighting and extractor.

Landing

'Karndean' flooring laid with glazed door access leading to both bedrooms and wet room, recess spotlighting.

Bedroom 1 - 3.73m x 2.79m (12'3" x 9'2")

UPVC double glazed French double doors with easy fit Venetian blinds open to Juliet balcony overlooking front enclosed courtyard to the development. 'Karndean' flooring is laid, with recessed spot lighting and door to useful built-in cupboard with hanging space and shelving to eaves.

Bedroom 2 - 2.87m x 2.77m (9'5" x 9'1")

UPVC double glazed double French doors open to Juliet balcony overlooking rear of property and complete with easy fit blinds. 'Karndean' flooring continues with recess spot lighting and cupboard to useful built-in eaves.

Wet Room - 2.24m x 1.96m (7'4" x 6'5" overall measurements into recess)

Ultra modern three-piece suite to wet room comprising of low-level WC, floating vanity wash hand basin with mixer tap and illuminated vanity wall mirror above. Entry level wet area with glazed shower screen and plumbed in rainfall style shower overhead, tiled walls and flooring, chrome heated towel rail, recess spot lighting and extractor.

Outside

The property forms part of a pair of semi detached new build dormer properties situated to the rear of a private enclosed courtyard area to the back of a development of apartments just off Part Street. Right of way away access is available via side of the main development and electric remote gates provide access to communal courtyard with designated parking for one vehicle. The rear garden to the properties is enclosed with composite deck terrace and 'Astroturf' lawn arranged for ease of maintenance and not directly overlooked.

Council Tax

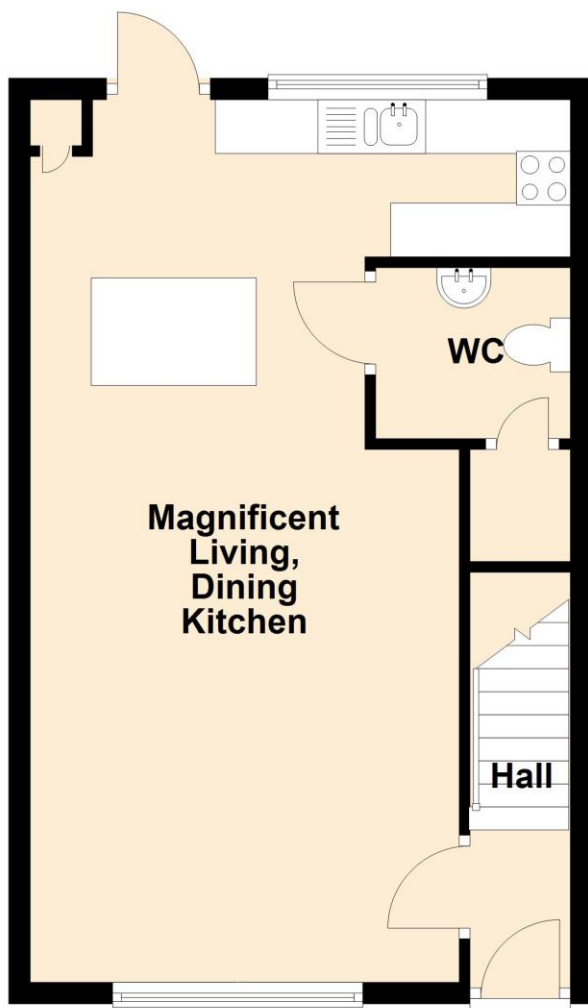
Sefton Tax Band

Tenure

Freehold



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.