



Bath Street,
Southport, PR9 0DH
Price: £250,000 Subject to Contract

Positioned in the heart of Southport town centre, this generously proportioned semi detached house of the 'front doors together' style is offered for sale with no onward chain and must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation is arranged over three floors and briefly comprises: Entrance Vestibule, Hall with staircase access to the basement providing useful storage, Living Room, Lounge, Kitchen/Dining Room, Utility Room and Shower Room to the ground floor with Four Bedrooms and Bathroom on the first floor. A concealed staircase on the first floor gives access to a useful loft room.

Outside, the front is paved to provide off road parking for a number of cars, whilst the rear courtyard garden is also paved with brick built outbuilding.

Bath Street runs parallel to Lord Street, well placed for accessing the shops and amenities of the town centre.

Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.78m into bay x 4.22m (15'8" x 13'10")

Lounge - 3.58m x 3.56m (11'9" x 11'8")

Kitchen-Dining Room - 4.67m x 3.43m (15'4" x 11'3")

Utility Room - 2.06m x 1.83m (6'9" x 6'0")

Shower Room - 1.83m x 1.27m (6'0" x 4'2")



First Floor:

Landing

Bedroom 1 - 4.83m into bay x 3.05m (15'10" x 10'0")

Bedroom 2 - 3.58m x 3.58m (11'9" x 11'9")

Bedroom 3 - 3.53m x 1.96m (11'7" x 6'5")

Bedroom 4 - 2.87m x 2.34m (9'5" x 7'8")

Bathroom - 2.69m x 2.54m (8'10" x 8'4")

Loft Room - 5.46m x 2.69m (17'11" x 8'10")

Outside:

The front is paved to provide off road parking for a number of cars, whilst the rear courtyard garden is also paved with brick built outbuilding.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure:

Freehold

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:

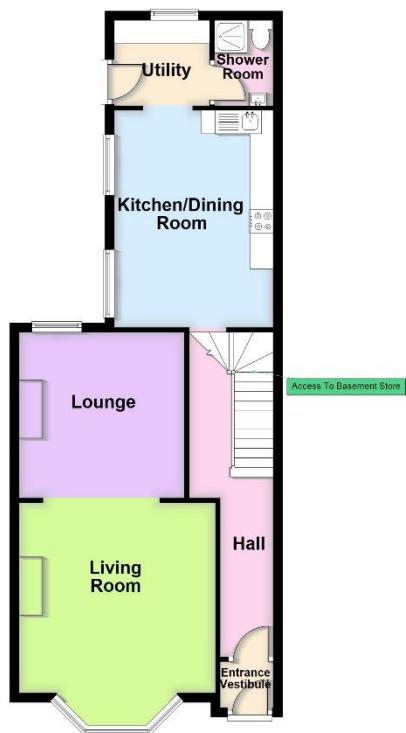
<https://labs.thinkbroadband.com/local/index.php>

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



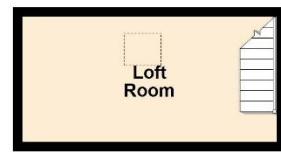
First Floor

Approx. 59.6 sq. metres (641.0 sq. feet)



Second Floor

Approx. 14.7 sq. metres (158.7 sq. feet)



Total area: approx. 140.5 sq. metres (1512.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	