



£220,000

Subject to contract



An early inspection is strongly recommended of this traditional, bay fronted, semi-detached house of the 'front doors together' style, located in a popular residential area of Southport.

Installed with gas central heating and uPVC double glazing, the well presented accommodation is arranged across two floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, fitted Kitchen, Utility Room and WC to the ground floor with two double Bedrooms and a Shower Room to the first.

Outside, the front is paved to provide off road parking, whilst the rear garden is a particular feature, arranged with paved patio, shaped lawn, well stocked mature borders, with a useful small workshop attached to the house and a separate, detached workshop and store positioned at the foot of the garden also with power and light connected.

The house stands on Portland Street between the junctions of Chestnut Street and Walnut Street.



# 213 PORTLAND STREET, SOUTHPORT PR8 6LU



Total area: approx. 10.9 sq. metres (116.5 sq. feet)



## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 4.32m into bay x 3.73m (14'2" x 12'3")

**Dining Room** - 4.06m x 3.99m (13'4" x 13'1")

**Kitchen** - 3.48m x 2.51m (11'5" x 8'3")

**Utility Room** - 2.51m x 2.34m (8'3" x 7'8")

**WC** - 2.51m x 1.04m (8'3" x 3'5")

## First Floor:

### Landing

**Bedroom 1** - 5.03m x 3.86m (16'6" x 12'8")

**Bedroom 2** - 3.99m x 3.3m (13'1" x 10'10")

**Shower Room** - 3.48m x 2.51m (11'5" x 8'3")

**Outside:** The front is paved to provide off road parking, whilst the rear garden is a particular feature, arranged with paved patio, shaped lawn, well stocked mature borders, with a useful small workshop measuring 2.76m (9') x 2.52m (8'3") attached to the house with power & light connected, and a separate, detached workshop measuring 4.47m (14'8") x 3.69m (12'1") and Store measuring 4.47m (14'8") x 2.48m (8'2") positioned at the foot of the garden also with power and light connected.

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

**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.

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