





NOT TO BE MISSED - A rare opportunity to purchase a detached house occupying a cul de sac position including 3 double bedrooms and a substantial workshop/garage. Great location for local shops, schools and the railway station on the Southport/Manchester line at Meols Cop.

The well proportioned detached property offers accommodation comprising Entrance Vestibule, Hall, Front Lounge (currently used as a bedroom), Living Room and Kitchen/ Breakfast Room with under stair Store Cupboard to the ground floor with three double Bedrooms and Shower Room to the first. Gas central heating and upvc double glazing are installed.

Outside, to the front there is a shaped lawn incorporating a fish pond and established borders alongside a paved driveway providing off road parking. To the rear there is a paved garden with mature borders and bushes planned for ease of maintenance. This also includes a decking area, greenhouse, outside WC and a rather substantial workshop/ garage.

The property occupies a cul de sac position on Lime Street, which is located off Hart Street where there are public transport facilities leading to the town centre. There are a number of primary and secondary schools within the vicinity and the railway station on the Southport/Manchester line.



LIME STREET, SOUTHPORT PR8 6BZ

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Ground Floor:

Entrance Vestibule

Hall

Lounge - 4.34m x 3.71m (14'3" x 12'2")

Living Room - 4.11m x 3.76m (13'6" x 12'4")

Kitchen/ Breakfast Room - 5.13m x 2.57m (16'10" x 8'5")

First Floor:

Bedroom 1 - 4.78m x 3.89m (15'8" x 12'9")

Bedroom 2 - 4.06m x 3.1m (13'4" x 10'2")

Bedroom 3 - 3.35m x 2.44m (11'0" x 8'0")

Shower Room - 2.74m x 1.57m (9'0" x 5'2")

Garage / Workshop - 7.82m x 6.25m (25'8" x 20'6")

Outside: To the front there is a shaped lawn incorporating a fish pond and established borders alongside a paved driveway providing off road parking. To the rear there is a paved garden with mature borders and bushes planned for ease of maintenance. This also includes a decking area, greenhouse, outside WC and a rather substantial workshop/ garage.

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths here: <https://www.signalchecker.co.uk/>

Broadband: Check the availability here: <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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