



Part Street,
Southport, PR8 1HX
Price: £210,000 Subject to Contract

No Chain - An early inspection is highly recommended of this well presented and deceptively spacious, 'front doors together' semi detached style house, occupying a convenient position for accessing the shops and amenities of Southport town centre.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, through Lounge, Dining Room and Kitchen to the ground floor with three double Bedrooms, Bathroom and separate WC to the first.

Outside a block paved driveway to the front provides off road parking for one car with established shrub border including mature monkey puzzle tree. A courtyard style garden to rear is landscaped for ease of maintenance with synthetic lawn, paved patio and water feature. A garage measuring 6.97m (22'10") x 3.06m (10'1") with power and light connected, plumbing for washing machine, space for both tumble dryer and fridge/freezer, roof storage area, remotely operated electric roller door to Yellow House Lane and separate WC are accessible via a uPVC personal door from the Courtyard.



Ground Floor:

Entrance Vestibule

Hall

Through Lounge - 27' 8" x 12' (8.43m x 3.66m)

Dining Room - 14' 9" x 10' 2" (4.5m x 3.1m)

Kitchen - 13' x 10' 2" (3.96m x 3.1m)



First Floor:

Landing

Bedroom 1 - 16' 7" x 13' 3" (5.05m x 4.04m)

Bedroom 2 - 12' 5" x 11' (3.78m x 3.35m)

Bedroom 3 - 13' 4" x 10' 2" (4.06m x 3.1m)

Bathroom - 9' 4" x 6' 11" (2.84m x 2.11m)

WC

Outside:

A block paved driveway to the front provides off road parking for one car with established shrub border including mature monkey puzzle tree. A courtyard style garden to rear is landscaped for ease of maintenance with synthetic lawn, paved patio and water feature. A garage measuring 6.97m (22'10") x 3.06m (10'1") with power and light connected, plumbing for washing machine, space for both tumble dryer and fridge/freezer, roof storage area, remotely operated electric roller door to Yellow House Lane and separate WC are accessible via a uPVC personal door from the Courtyard.

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 by clicking this link:

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

Broadband

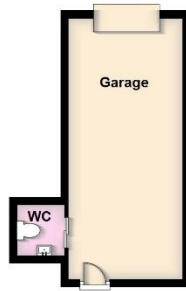
Check the availability by clicking this link:

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

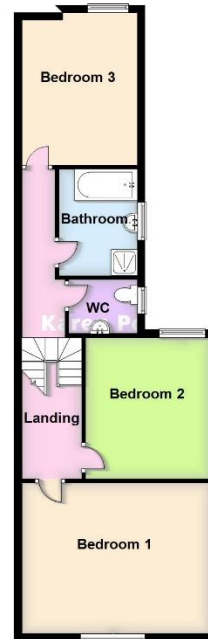
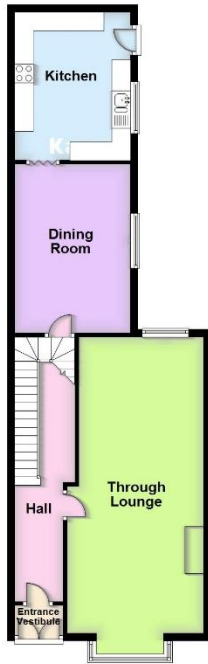
NB:

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

Ground Floor
Approx. 67.2 sq. metres (722.8 sq. feet)



First Floor
Approx. 66.4 sq. metres (715.2 sq. feet)



Total area: approx. 133.6 sq. metres (1438.1 sq. feet)

