

£315,000

Subject to contract





An early inspection is recommended of this substantial, well presented, semi detached family home, occupying a central Southport position, well placed for accessing the amenities of the town centre.

The deceptively spacious, gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, Lounge, Dining Kitchen, Utility Room and Shower Room to the ground floor with four Bedrooms and Bathroom to the first. A useful cellar provides hand storage and is accessed via a door and staircase in the hall.

Outside, the property stands in mature lawned gardens with well stocked borders. A parking permit can be purchased from Sefton Council to park on the road at a cost of £30 for two years.

The property occupies a particularly convenient location for access to Lord Street and the many facilities of Southport Town Centre. There are local shops at Manchester Road and public transport is also readily accessible.





Basement:

Cellar - 8.13m x 1.78m (26'8" x 5'10" max)

Ground Floor:

Open Vestibule

Hall

Living Room - 4.22m x 3.84m (13'10" x 12'7" plus bay)

Lounge - 3.91m x 3.48m (12'10" plus bay x 11'5")

Kitchen/Dining Room - 6.4m x 3.91m (21'0" x 12'10")max

Utility - 2.41m x 1.4m (7'11" x 4'7")

Shower Room - 3.76m x 1.78m (12'4" x 5'10")

First Floor:

Landing - 4.65m x 1.78m (15'3" x 5'10")

Bedroom 1 - 5.79m x 4.04m (19'0" x 13'3")

Bedroom 2 - 3.91m x 3.4m (12'10" x 11'2")

Bedroom 3 - 3.66m x 2.79m (12'0" x 9'2" max)

Bedroom 4 - 3.91m x 2.51m (12'10" x 8'3")

Bathroom - 3.66m x 1.78m (12'0" x 5'10")

Outside:

The property stands in mature lawned gardens with well stocked borders. A parking permit can be purchased from Sefton Council to park on the road at a cost of £30 for two years.

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>

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