

KAREN PARKS
SALES & LETTINGS



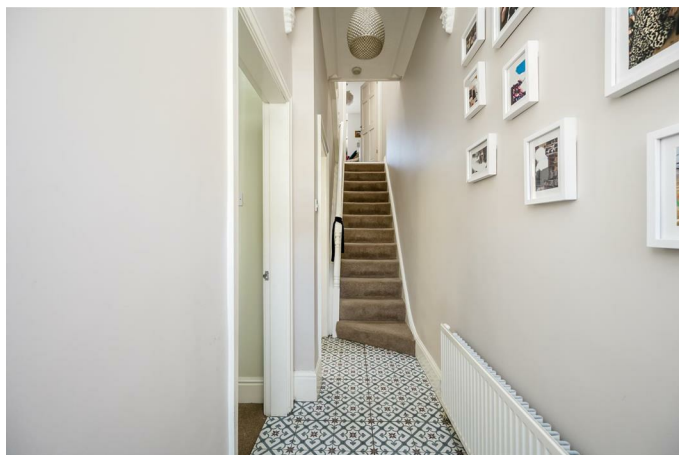
106 Portland Street, Southport, PR8 6QZ
Offers Over £210,000

Karen Parks sales and lettings are delighted to bring to market this three bedroom semi detached property complete with high ceilings and a bay window giving character to the property. This deceptively spacious property briefly comprises of: hallway, lounge, dining room, kitchen and bathroom. To the first floor are three bedrooms and a shower room. There is off road parking to the front of the property and gardens to the rear. The house is conveniently located just a short stroll from Southport town centre offering many amenities such as shops, restaurants, cafes and transport links- making it perfect for those commuting to Liverpool or Manchester. The property is offered for sale **WITH NO ONWARD CHAIN.**

ACCOMMODATION

Ground Floor

Hallway



The hallway has one radiator.

Lounge 12'1" x 12'1" (3.70 x 3.70)



The lounge is situated to the front of the property with a large double glazed bay window allowing an abundance of light to flow in. There is one radiator and space for an electric fireplace.

Dining Room 12'7" x 12'1" (3.84 x 3.69)



The dining area has a double glazed door leading out into the garden and a built in storage cupboard.

Kitchen 20'0" x 6'10" (6.11 x 2.09)



The kitchen has a range of wall and base units providing storage for the kitchen. There are two double glazed windows making the kitchen a bright space, one radiator the boiler is located in here. There

is a sink with draining board, integrated dishwasher and oven with gas hob. There is space for a washing machine, dryer and fridge freezer.

Bathroom 7'6" x 6'10" (2.30 x 2.10)

The bathroom comprises of a bath, hand wash basin, WC and double glazed window.

First Floor

Landing

There is a single glazed velux window allowing in light to the landing and a loft hatch.

Bedroom 1 15'10" x 12'1" (4.84 x 3.70)



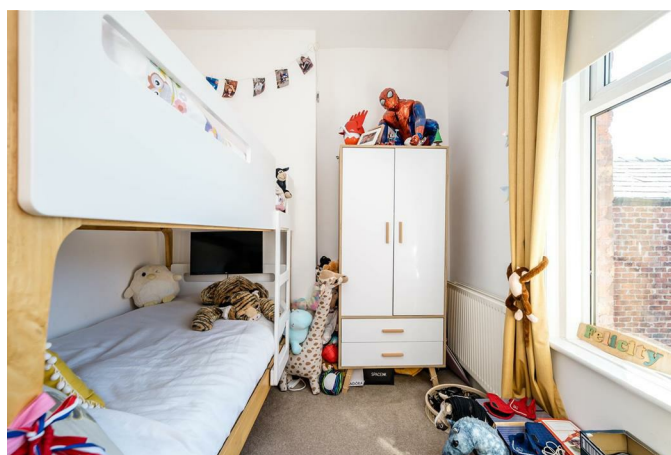
The master bedroom is a good size and has two double glazed windows and a radiator.

Bedroom 2 10'2" x 8'1" (3.10 x 2.48)



This bedroom has a double glazed window looking out over the garden and one radiator.

Bedroom 3 11'5" x 6'10" (3.48 x 2.10)



The third bedroom has one radiator and a large double glazed window.

Shower Room 7'6" x 7'2" (2.30 x 2.20)



The modern shower room has a walk in shower, WC, hand wash basin with cupboard underneath, towel radiator and a double glazed window.

Outside

Front Garden

The front of the property has a paved driveway providing off road parking.

Rear Garden



The sunny rear garden has a paved area leading out from the rear of the property, which is a perfect spot for BBQ's and alfresco dining. This leads onto an area laid to lawn and there are mature bushes to the rear of the garden.

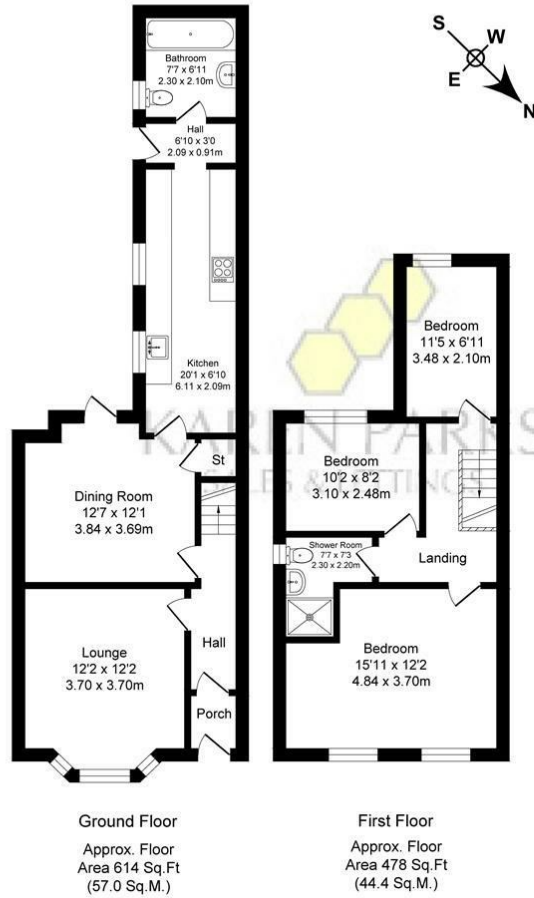
Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

Portland Street
 Total Approx. Floor Area 1092 Sq.ft. (101.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.