



## Bath Street, Southport PR9 0DH

Positioned in the heart of Southport town centre, this generously proportioned semi detached house of the 'front doors together' style is offered for sale with no onward chain and must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation is arranged over three floors and briefly comprises: Entrance Vestibule, Hall with staircase access to the basement providing useful storage, Living Room, Lounge, Kitchen/Dining Room, Utility Room and Shower Room to the ground floor with Four Bedrooms and Bathroom on the first floor. A concealed staircase on the first floor gives access to a useful loft room.

Outside, the front is paved to provide off road parking for a number of cars, whilst the rear courtyard garden is also paved with brick built outbuilding. Bath Street runs parallel to Lord Street, well placed for accessing the shops and amenities of the town centre.



**Price: £250,000 Subject to Contract**

## Ground Floor:

### Entrance Vestibule

#### Hall

**Living Room** - 4.78m into bay x 4.22m (15'8" x 13'10")

**Lounge** - 3.58m x 3.56m (11'9" x 11'8")

**Kitchen-Dining Room** - 4.67m x 3.43m (15'4" x 11'3")

**Utility Room** - 2.06m x 1.83m (6'9" x 6'0")

**Shower Room** - 1.83m x 1.27m (6'0" x 4'2")

## First Floor:

### Landing

**Bedroom 1** - 4.83m into bay x 3.05m (15'10" x 10'0")

**Bedroom 2** - 3.58m x 3.58m (11'9" x 11'9")

**Bedroom 3** - 3.53m x 1.96m (11'7" x 6'5")

**Bedroom 4** - 2.87m x 2.34m (9'5" x 7'8")

**Bathroom** - 2.69m x 2.54m (8'10" x 8'4")

**Loft Room** - 5.46m x 2.69m (17'11" x 8'10")

### Outside:

The front is paved to provide off road parking for a number of cars, whilst the rear courtyard garden is also paved with brick built outbuilding.

### Council Tax:

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

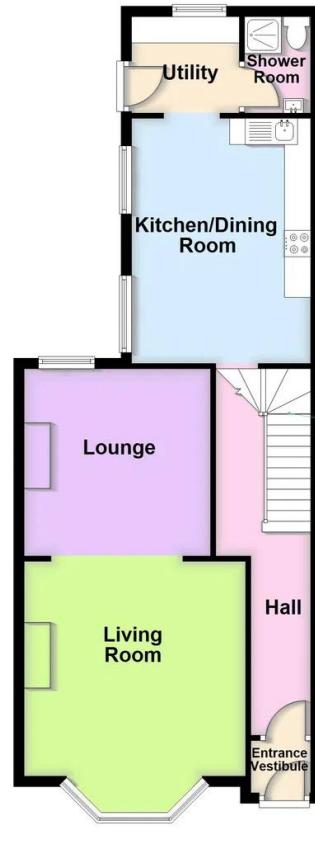
### Tenure:

Freehold

### 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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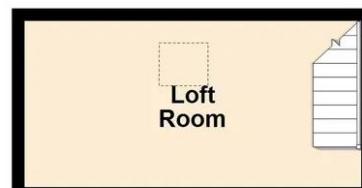


**First Floor**  
Approx. 59.6 sq. metres (641.0 sq. feet)



### Second Floor

Approx. 14.7 sq. metres (158.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.