



Chestnut Street, Southport PR8 6QG

Located in a popular residential area of central Southport, this traditional semi detached house of the 'front doors together' style offers well proportioned family accommodation within easy reach of a number of highly regarded schools.

The gas centrally heated and double glazed property has been much improved by the current owner and briefly comprises: Entrance Vestibule, Hall, Living Room, Lounge, Dining Room, Kitchen and Wet Room to the ground floor with three double Bedrooms and modern Bathroom to the first floor.

Outside, the front provides off road parking and an EV charging point, whilst the rear is mainly paved for ease of maintenance with well stocked, mature borders.

Chestnut Street is located between Southbank Road and Portland Street convenient for access to public transport facilities to the town centre with local schools readily accessible.



Price: £275,000 Subject to Contract

Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.78m x 3.58m plus bay (12'5" x 11'9")

Lounge - 4.11m overall x 4.09m (13'6" x 13'5")

Kitchen - 3.61m x 2.69m (11'10" x 8'10")

Dining Room - 3.94m x 2.69m (12'11" x 8'10")

Wet Room - 2.69m x 1.04m (8'10" x 3'5")

First Floor:

Landing

Bedroom 1 - 3.63m x 3.28m (11'11" x 10'9")

Bedroom 2 - 4.06m x 3.43m (13'4" x 11'3")

Bedroom 3 - 3.63m x 2.69m (11'11" x 8'10")

Bathroom - 2.72m x 1.68m (8'11" x 5'6")

Outside:

The front provides off road parking and an EV charging point, whilst the rear is mainly paved for ease of maintenance with well stocked, mature borders.

Council Tax:

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

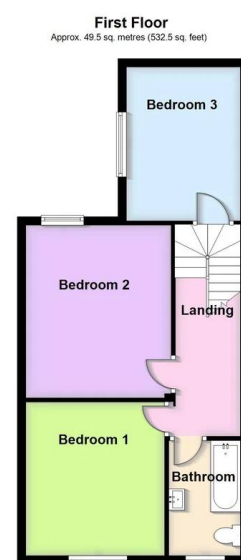
Tenure:

Freehold

NB:

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

© 2026 All Rights Reserved



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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

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.