



**49 Walnut Street, Southport, PR8 6NF**  
**Offers Over £300,000**  
**'Subject to Contract'**

This is a charming, doors-together Victorian semi-detached family home, offering a fantastic opportunity for modernisation and personalisation. Deceptively spacious, the property is situated on a large, established plot. The ground floor boasts multiple reception areas including a lounge, sitting room, a separate utility room, and an open-plan kitchen with breakfast area. At the rear, a garden room leads to a convenient shower room with WC. The established gardens come complete with outbuildings. Upstairs, the first floor offers three bedrooms, with the third bedroom leading to an occasional dressing room, and a family bathroom. A fixed staircase leads to the second floor, revealing a fourth bedroom with eaves storage. The property retains beautiful original features, including stained and leaded glazed inserts in the entrance door, picture rails, ornate coving, central heating, and Upvc double glazing to several windows. Off-road parking is available at the front. Ideally located, the property is close to local amenities, Birkdale Village, Southport town centre, train links, and facilities including the Southport & Formby District General Hospital.

### Enclosed Entrance Vestibule

Glazed double outer storm doors leading to vestibule, tiled flooring, and original feature inner door with glazed stained and leaded light inserts leading to...

### Entrance Hall

Staircase to first floor with handrail, spindles, and newel post; dado rail, picture rail, and ornate coving. Cupboard under stairs housing meters and electrical consumer units.

### Front Lounge - 4.9m x 3.66m (16'1" into bay x 12'0")

Upvc double-glazed bay window to front of property, coal-effect living flame gas fire with Marble interior and wooden surround. Picture rail, coving, and ceiling moulding. Wall light points.



### Sitting Room - 3.68m x 3.15m (12'1" x 10'4")

Upvc double-glazed window, display recess to chimney breast, and picture rail.

### Utility Room - 2.29m x 1.78m (7'6" x 5'10")

Glazed door leads to side of property. Base units conceal cupboards and drawers with wall shelving over. One base unit houses the original Marble meat slab, rare these days. Plumbing for washing machine.



### Kitchen - 3.15m x 3.33m (10'4" x 10'11")

Upvc double-glazed window to side, built-in base units, cupboards, drawers, wall cupboards, and working surfaces. One-and-a-half bowl sink with mixer tap and drainer. Appliances: 'Neff' electric oven and grill, four-ring gas hob, dishwasher, and recess for fridge/freezer. Tiled flooring, part wall tiling, wall-mounted central heating boiler. Archway to...



### Breakfast Room - 2.74m x 3.56m (9'0" x 11'8")

Double-glazed sliding patio doors to side and rear garden. Strip wooden flooring and plate rail. Inner door leads to...

### Garden Room - 2.24m x 3.78m (7'4" x 12'5")

Upvc double-glazed double doors and windows to rear garden; further door to...

### Ground Floor Shower Room/WC - 1.98m x 3.25m (6'6" x 10'8")

Opaque Upvc double-glazed window, low-level WC, pedestal wash basin, and corner step-in shower with electric shower unit. Part wall tiling, ladder-style chrome heated towel rail.

### First Floor

Split-level landing with half-landing providing loft access via drop-down ladder; stairs continue to main landing with fixed staircase to second floor. Dado rail.

### Bedroom 1 - 4.06m x 5m (13'4" into bay x 16'5")

Three Upvc double-glazed windows overlook front; dado rail and coving.

### Bedroom 2 - 3.68m x 3.17m (12'1" x 10'5")

Upvc double-glazed window, strip wooden flooring, and picture rail.

### Bedroom 3 - 3.17m x 3.33m (10'5" x 10'11")

Upvc side window; door leads to...

### Occasional Room - 2.74m x 3.35m (9'0" x 10'11")

Upvc window to rear; sink and picture rail.



### Bathroom/WC - 2.41m x 1.78m (7'11" x 5'10")

Opaque Upvc double-glazed window; four-piece suite comprising WC, bidet, basin, panel bath with glazed shower screen, mixer tap, electric shower, midway wall tiling, separate linen cupboard with shelving.

### Second Floor Landing

"Velux" skylight maximizing natural light, with door leading to...

### Bedroom 4 - 5m x 4.24m (16'5" x 13'11" overall measurements)

Upvc double-glazed window to side. Door leads to eaves storage.



### Outside

The property provides a loose stone driveway to the front, offering off-road parking for numerous vehicles. A pathway leads to the front door, and secure side access leads to the rear. Brick borders are well stocked with plants and shrubs. Access via paved courtyard to a separate detached outbuilding (8' by 7'1") with electric light and power supply and a garage. A garden pergola leads to a well-screened garden with borders further stocked with plants, shrubs, and trees, and laid to lawn.

### Council Tax

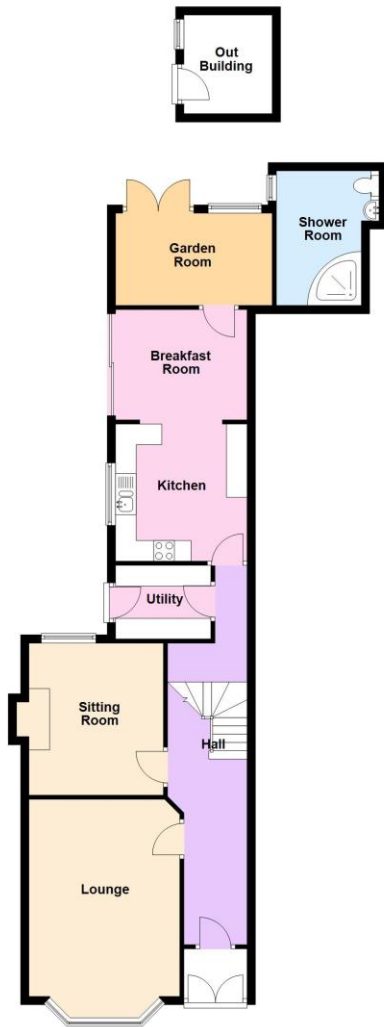
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



**Ground Floor**  
Approx. 92.6 sq. metres (996.8 sq. feet)



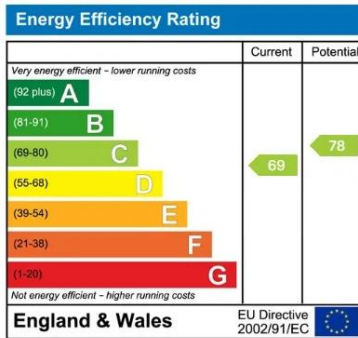
**First Floor**  
Approx. 68.8 sq. metres (740.6 sq. feet)



**Second Floor**  
Approx. 24.6 sq. metres (264.4 sq. feet)



Total area: approx. 186.0 sq. metres (2001.8 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.