

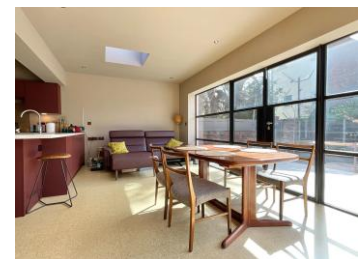


Part Street, Southport PR8 1HX

An early viewing of this double-fronted detached chalet bungalow is highly recommended. The property is ideally situated in a secluded position at the head of a private walking cul-de-sac off Part Street, yet within easy reach of the town centre and its many amenities. The current owner has extended and comprehensively modernised to exacting standards.

The deceptively spacious accommodation is arranged over two floors and briefly comprises: Ground floor: Entrance vestibule, front living room with restored original wooden floors, opening onto the magnificent kitchen/dining room, boasting an Italian terrazzo floor. Two bedrooms and a bathroom, complete the ground floor. Upstairs, there are two additional double bedrooms, both featuring built in wardrobes; and a WC.

The property is set within generous, low maintenance, landscaped gardens. The garage is accessed via a gated driveway onto Portland Street. Part Street connects Portland Street and Eastbank Street, the latter (a five minute walk) leading directly to Southport town centre.



Price: £400,000 Subject to Contract

Ground Floor:

Entrance Vestibule

Living Room - 5.94m x 3.96m (19'6" plus recess x 13'0")

Kitchen/Dining Room - 6.1m x 5.99m (20'0" x 19'8")

Bedroom 1 - 3.3m x 3.05m (10'10" x 10'0" plus bay)

Study/Bedroom 4 - 3.3m x 2.18m (10'10" x 7'2")

Bathroom - 2.41m x 1.7m (7'11" x 5'7")

Store

Garage - 6.48m x 2.84m (21'3" x 9'4")

Ground Floor
Approx. 103.4 sq. metres (1112.7 sq. feet)



First Floor:

Landing

Bedroom 2 - 3.94m x 3.35m (12'11" x 11'0")

Bedroom 3 - 3.3m x 3.05m (10'10" x 10'0")

WC

Outside:

The property is set within low maintenance, landscaped gardens with a garage accessed via a gated driveway from Portland Street.

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. 31.1 sq. metres (334.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

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