



Lime Street, Southport PR8 6BZ

No Chain - Occupying a quiet, cul de sac position, this extended, deceptively spacious, semi detached house is offered for sale with no onward chain and must be viewed to be fully appreciated.

Installed with gas central heating and uPVC double glazed throughout, the well planned accommodation briefly comprises: Entrance Porch, Hall, Living Room, Dining Room and fitted Kitchen/Breakfast Room to the ground floor with three Bedrooms, Shower Room and separate WC to the first floor.

Outside, the property stands in well maintained, mature gardens, the front being extensively paved to provide off road parking for a number of vehicles. The rear garden has paved patio, shaped lawn and a detached, brick built garage.

Lime Street is located off Hart Street, well placed for accessing the amenities of Kew and a number of local schools.



Price: £259,000 Subject to Contract

Ground Floor:

Porch

Hall

Living Room - 3.89m x 3.84m (12'9" x 12'7" plus bay)

Dining Room - 5.56m x 2.72m (18'3" x 8'11")

Kitchen/ Breakfast Room - 5.56m x 2.82m (18'3" x 9'3")

First Floor:

Landing

Bedroom 1 - 3.81m x 3.45m (12'6" plus bay x 11'4")

Bedroom 2 - 3.2m x 3.15m (10'6" x 10'4")

Bedroom 3 - 3.2m x 3.15m (10'6" x 10'4")

Shower Room

WC

Outside:

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.

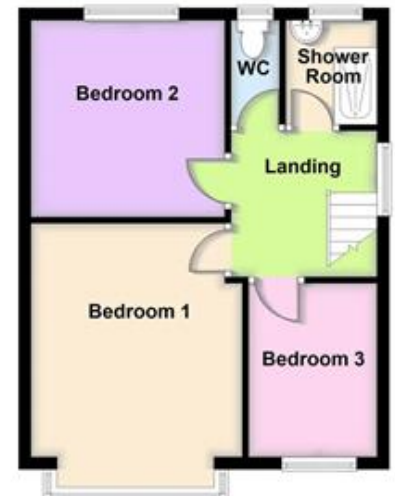
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Ground Floor
Approx. 56.2 sq. metres (604.5 sq. feet)



First Floor
Approx. 40.7 sq. metres (438.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(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.