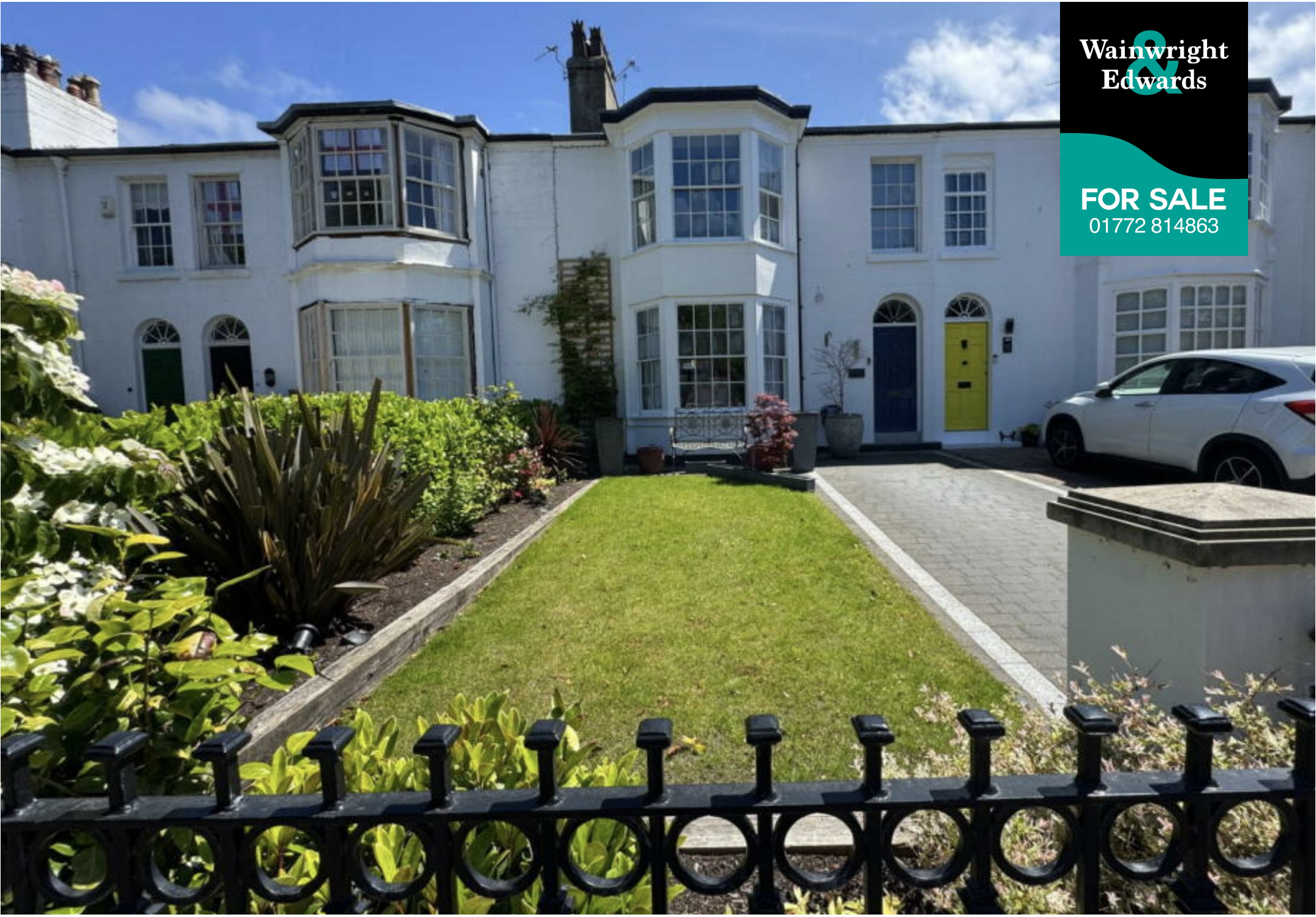


A row of white terraced houses under a blue sky with scattered clouds. The central house features a large bay window on both floors. To its left, another house has a similar bay window. To the right, a house has a bright yellow door and a blue door next to it. A white car is parked on the right. A green lawn and a flower bed with various plants are in the foreground, separated from the houses by a black metal fence with circular patterns.

Wainwright
&
Edwards

FOR SALE
01772 814863

Offers In The Region Of £495,000

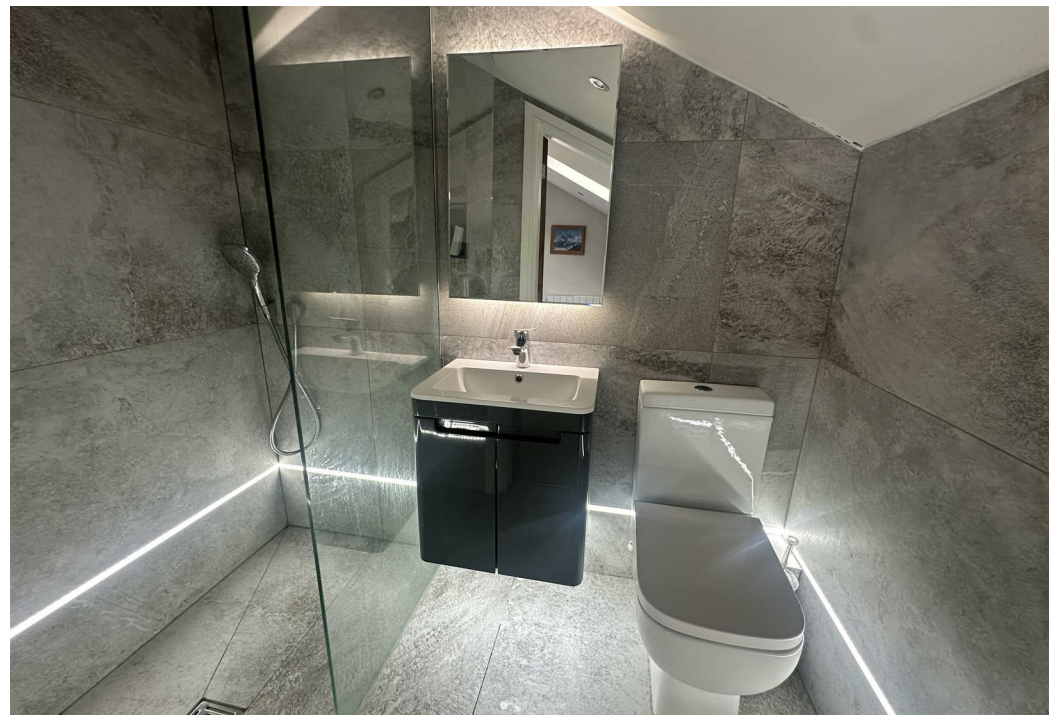
12 Lord Street, Southport, PR8 1QD



PROPERTY SUMMARY

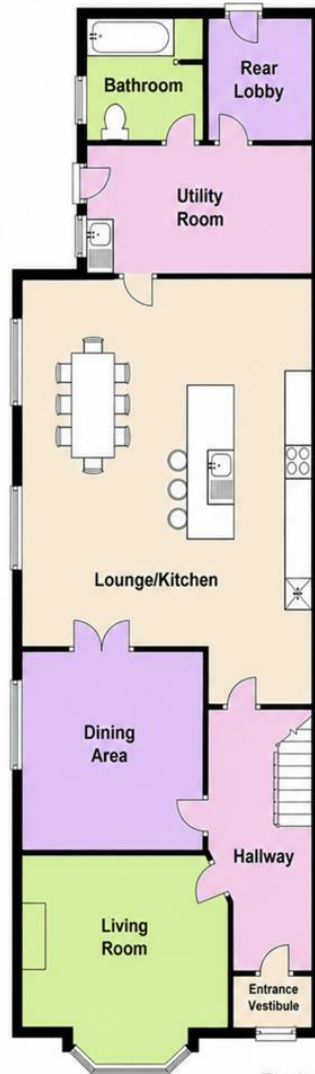
A rare opportunity to purchase an extensively renovated and extended Grade II listed town house located on the famous Lord Street Esplanade. The beautifully presented and imposing property comprises vestibule, reception hall, large lounge with splay bay window to front overlooking mature gardens and Lord Street and double doors leading to feature dining room which is open plan to a stunning and enviable luxury fitted kitchen and sun room with bi-fold doors to private courtyard, further more there is a rear reception hall also leading to the private courtyard, utility room and wc. To the first floor there are four good size bedrooms, two with built in wardrobes and three luxury bathrooms. The property benefits from gas central heating, underfloor heating through the ground floor, mature gardens and private parking to the front and private Mediterranean style rear courtyard with private access to nelson Street. Only an internal inspection will demonstrate the quality and extent of this unique property.





Ground Floor

Approx. 102.4 sq. metres (1102.3 sq. feet)



First Floor

Approx. 103.0 sq. metres (1108.4 sq. feet)



Total area: approx. 205.4 sq. metres (2210.7 sq. feet)

LOCAL AUTHORITY

Sefton

TENURE

Freehold

COUNCIL TAX BAND

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.