FOR SALE

Mid-Terrace House - Refurbishment Opportunity

Guide Price: £139,950

Fitton Estates .com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

117 Shellfield Road, Southport, PR9 9UL



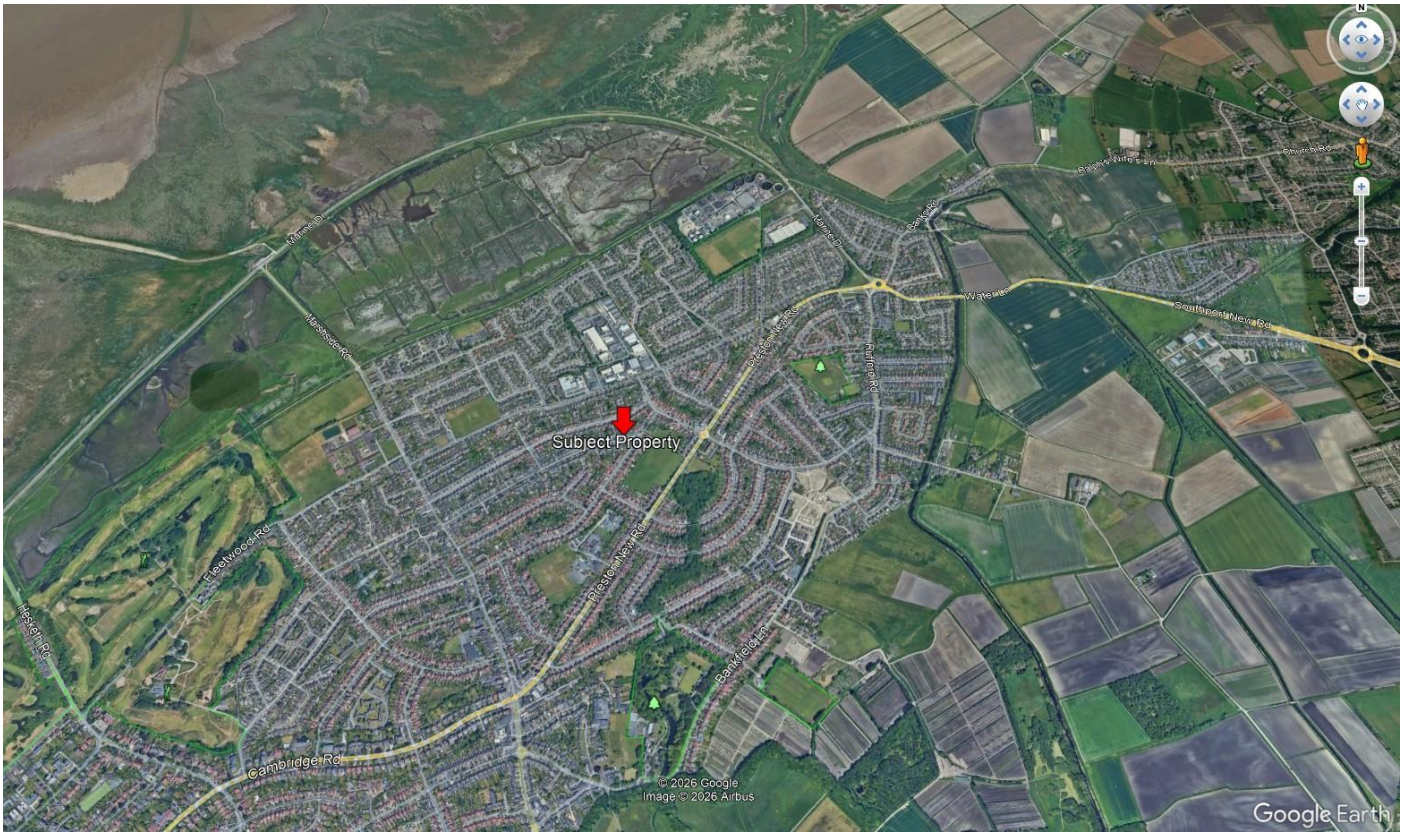
- **Mid-terrace house in established residential location**
- **Total accommodation approx. 919 sq ft (85.37 sq m)**
- **Two well-proportioned bedrooms**
- **Spacious front reception room with bay window**
- **Separate dining room and extended kitchen**
- **Rear utility area and ground floor WC**
- **Excellent refurbishment and value-add opportunity**



Fitton Estates, Hoghton Place, 47 Hoghton St, Southport, Merseyside, PR9 0PG
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Location: The property is situated on Shellfield Road, within a well-established residential area of Southport. The surrounding locality comprises predominantly traditional housing, with convenient access to local amenities, schools and transport links. Southport town centre lies approximately 1.5 miles to the west.





Description: This mid-terrace house is of traditional construction, arranged over ground and first floors and extending to approximately 919 sq ft (85.37 sq m) overall.

The property requires modernisation but offers well-balanced accommodation with good room sizes, presenting an excellent opportunity for investors or owner-occupiers to refurbish and add value.

























Accommodation: Floor plan and measurements are provided for guidance only, are approximate and not to scale.

Ground Floor (approx. 563 sq ft / 52.30 sq m)

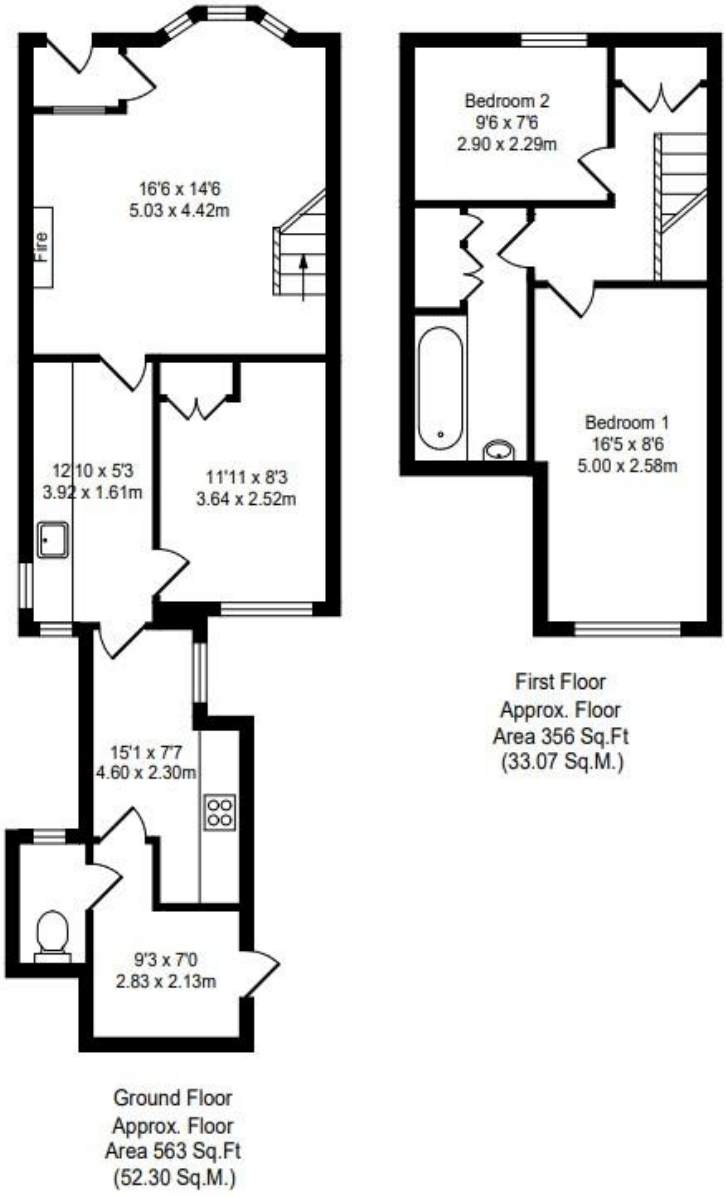
Entrance hallway
Front reception room (approx. 16'6'' x 14'6'') with bay window and fireplace
Dining room (approx. 11'11'' x 8'3'')
Kitchen (approx. 15'1'' x 7'7'')
Rear utility area (approx. 9'3'' x 7'0'') with WC

First Floor (approx. 356 sq ft / 33.07 sq m)

Bedroom 1 (approx. 16'5'' x 8'6'')
Bedroom 2 (approx. 9'6'' x 7'6'')
Bathroom

External

Front forecourt and substantial enclosed rear garden typical of this style of property, with outbuildings in varying states of repair.



Tenure: Understood to be Freehold, subject to verification.

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Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: Each party to be responsible for their own legal costs.

EPC: An Energy Performance Certificate has been commissioned and will be made available upon request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 28 October 2026

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