



**205 Portland Street
Southport, PR8 6LU, £220,000
'Subject to Contract'**

This semi-detached house, is situated in a popular and established location, convenient for local schools and the Town Centre amenities. The accommodation would benefit from a program of modernisation and briefly includes; entrance Hall, two lounges , a kitchen and dining room. On the first floor there are two double bedrooms and a shower room. Gas central heating and double glazing is installed. Good sized and private gardens adjoin the property to the front, side and rear and there is off road carparking and a garage.

NO CHAIN DELAY.

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Southport's Estate Agent

Enclosed Vestibule

UPVC, double outer doors with double glazed, stained glass and leaded inserts. Tiled floor, half tiled walls, UPVC inner door with double glazed, stained glass and leaded insert and side windows.

Entrance Hall

Stairs to the first floor.

Front Lounge - 4.62m x 3.76m (15'2" into bay x 12'4")

UPVC double glazed bay window and UPVC double glazed window to side. Electric coal effect fire. Opening to...

Rear Lounge - 3.96m x 4.06m (13'0" x 13'4")

Two double glazed side windows. Living flame coal effect gas fire and surround.

L Shaped Breakfast Kitchen - 8m x 2.36m (26'3" x 7'9" extending to 13'")

Single drainer, one and half bowl stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards and working surfaces. Tiled walls and close boarded ceiling. Under stairs cupboard, door to porch. Split level one and half electric oven, four ring gas hob. Breakfast/Dining area with UPVC double glazed window.

Rear Porch - 2.74m x 2.34m (9'0" x 7'8")

Double glazed window and outer door. Plumbing for washing machine.

First Floor Landing

Bedroom One - 3.68m x 4.5m (12'1" x 14'9" to front of wardrobes extending to 16'9" overall measurements)

Built in wardrobes, drawer units and dressing table, UPVC double glazed windows to front and side.

Bedroom Two - 3.96m x 3.15m (13'0" x 10'4" overall measurements)

Two UPVC double glazed windows, recess for bed, wardrobes to side and overhead storage cupboards, further wardrobes, dressing table and drawers.

Shower Room - 3.1m x 2.36m (10'2" x 7'9")

Walk in shower enclosure with thermostatic rain head and handheld showers, vanity wash hand basin, low level WC, useful fitted cupboards, cupboard housing 'Main' gas central heating boiler. Close boarded ceiling and spot lighting.

Outside

The property stands in established gardens to the front, side and rear. The side garden is planned with lawn, borders and well screened by shrubs and fencing. Garage at the rear, measuring 19' x 10' internally with off road parking and accessed via Chestnut Street.

Council Tax

Sefton MBC Band B

Tenure

To be confirmed.

Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(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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