

FREEHOLD



House - Terraced (EPC Rating: )

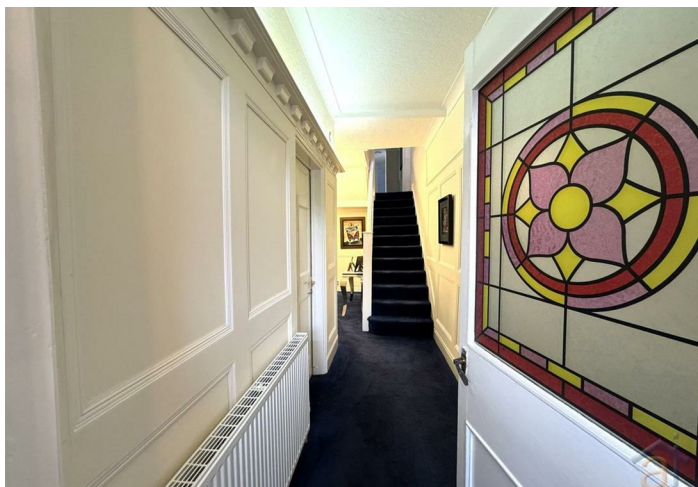
# 8 LORD STREET, SOUTHPORT, PR8 1QD

Price Guide

**£450,000**

## FEATURES

- Four Bedroom Mid- Terrace
- Grade 2 Listed Building
- Driveway
- Private Rear Courtyard
- En-Suite to Master Bedroom
- Lord Street Location
- Excellent Transport Links
- Council Tax: F



 **anthony james**  
estate agents

# 4 Bedroom House - Terraced located in Southport

## Full Description

Anthony James Estate Agents are proud to present this beautifully modernised Grade II listed townhouse situated on Southport's famous boulevard Lord Street. As such the property benefits from being walking distance to all the town centre's many shops and amenities including Promenade and Ocean Plaza.

Step into a piece of Southport's history with this beautifully modernised Grade II listed townhouse, nestled on the famous Lord Street Boulevard.

Behind its handsome Georgian façade lies an impressively spacious and thoughtfully updated interior. The ground floor opens with a characterful entrance hall, complete with three-quarter wall panelling and useful under-stair storage. The front lounge is generous in scale, featuring a Georgian-style bay window, a cast iron fireplace, and lovely views over Lord Street. Flowing from here, the formal dining room enjoys a peaceful outlook onto the inner courtyard. At the heart of the home is a stunning 32-foot kitchen and breakfast room, fitted with cream cabinetry, quartz worktops, integrated Neff appliances, and a sociable breakfast bar with wine fridge — ideal for both everyday living and entertaining. A cosy snug offers further relaxation space with courtyard views and access to Nelson Street, while a stylish cloakroom and separate WC complete the ground floor.

Upstairs, the first floor continues to impress with four double bedrooms. The principal suite boasting a bay window, built-in wardrobes, and a sleek en suite shower room. The remaining three bedrooms each offer their own charm and plenty of natural light.

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Council Tax Band

**F**



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."

Plan produced using PlanItUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

