



**45, Part Street, Southport, PR8 1HY**

**£425,000**

**Subject to contract.**

A substantial, Victorian detached family home, offering expansive and versatile accommodation. With four generous reception rooms and five well-proportioned bedrooms, this property provides ample space for modern living. Enjoy the convenience of an established garden, off-street parking, and a large basement, all just a stone's throw from the Southport Town Centre. **No Chain Delay.**

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

## Enclosed Vestibule

Steps lead up to an enclosed vestibule with UPVC double glazed double outer doors.

## Entrance Hall

Composite inner door with double glazed insert and side window, woodgrain laminate flooring, stairs to the first floor, useful storage cupboard. Access to the basement. Video entry handset.

## Lounge - 4.5m x 4.11m (14'9" x 13'6")

Three UPVC double glazed windows overlooking the front garden. Living flame coal effect gas fire and surround. Feature stained glass side window. Woodgrain laminate flooring.

## Sitting Room - 5.79m x 4.09m (19'0" x 13'5")

UPVC double glazed window, woodgrain laminate flooring, double doors to...

## Dining Room - 4.29m x 3.91m (14'1" x 12'10")

Fire surround, woodgrain laminate flooring. Glazed double doors to...

## Conservatory - 2.06m x 4.32m (6'9" x 14'2")

Access to the decked staircase leading to the rear garden.

## Kitchen - 4.34m x 2.31m (14'3" x 7'7")

UPVC double glazed window, single drainer one and half bowl stainless steel sink unit below, base units with cupboards and drawers, wall cupboards, woodgrain working surfaces. Free standing 'Belling' range with five gas burners and double oven, cooker hood above and integral fridge.

## Laundry Room - 2.26m x 2.08m (7'5" x 6'10")

UPVC double glazed window. Tiled walls, vanity wash hand basin with cupboard below, plumbing for washing machine, combined towel rail/radiator.

## First Floor

### Bedroom One - 4.83m x 4.09m (15'10" x 13'5")

UPVC double glazed window.

### Bedroom Two - 4.6m x 3.43m (15'1" x 11'3" to chimney breast)

UPVC double glazed window.

### Bedroom Three - 4.42m x 4.37m (14'6" reducing to 10'1" x 14'4" to chimney breast)

UPVC double glazed window.

### Bedroom Four - 4.57m x 2.26m (15'0" x 7'5")

UPVC double glazed window.

### Bathroom - 2.34m x 2.69m (7'8" x 8'10")

Twin grip panelled bath with thermostatic shower and shower screen, wash hand basin, low level WC, UPVC double glazed window.

### Bathroom Two - 1.96m x 2.31m (6'5" x 7'7")

White suite including single grip panelled bath with thermostatic shower and shower screen, wash hand basin. UPVC double glazed window.

### WC - 1.47m x 1.02m (4'10" x 3'4")

Wash hand basin with cupboard below, low level WC, UPVC double glazed window.

## Second Floor

A fixed staircase leads to a office room measuring 7'9" x 10'4" overall measurements with access to the roof space and UPVC double glazed window.

## Basement

There's an extensive basement, roughly mirroring the ground floor layout with one room housing the 'Worcester' combination style central heating boiler and large unvented hot water cylinder.

## Garage

The underground garage has been converted into a large store but this could be easily reverted back if required.

## Outside

There's off road parking for several cars to the front and a rear garden with lawn and loose stone area.

## Tenure

Freehold

## Council Tax

Sefton MBC Band E





Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.