



**21 Cross Street  
Southport, PR8 1HZ £210,000  
'Subject to Contract'**

Tucked away on the rarely available Cross Street, this property offers a wonderful chance to be part of a vibrant, community-minded neighbourhood. While the home needs updating, it's a blank canvas for a family or investor to craft their dream space. Featuring three bedrooms, two reception rooms, and a generous garden, imagine opening up the kitchen (subject to consents) for a stunning family hub. There's parking out front, and you're just a short hop to Southport town centre, commuter links, Birkdale Village, and those iconic golf courses. With endless potential, this is a chance to create a home at the heart of something special! No Chain Delay

### Enclosed Entrance Vestibule

Upvc double glazed double outer doors, tiled flooring, inner door leading to....

### Entrance Hall

Opaque Upvc double glazed side window. Centre staircase to first floor with handrail and newel post.

### Lounge - 4.34m x 3.99m (14'3" into bay x 13'1" into recess)

Upvc double glazed bay window to front, living flame gas fire with Marble interior, hearth and wooden surround.

### Rear Lounge/Dining Room - 4.06m x 3.3m (13'4" x 10'10" into recess)

Upvc double glazed bow bay window overlooks rear of property, fire surround. Double doors to....

### Kitchen - 5.16m x 1.75m (16'11" x 5'9" overall measurements)

Glazed door and Upvc double glazed window to rear. Range of base units with cupboards and drawers, wall cupboards and working surfaces. Partial wall tiling. Single bowl; sink unit with mixer tap and drainer. Appliances include electric double oven, four ring gas hob, plumbing for washing machine and space for freestanding fridge freezer. Partial wall tiling, midway wall panelling.

### Landing

### Bedroom 1 - 3.35m x 5.26m (11'0" x 17'3" into recess)

Two Upvc double glazed windows to front. Wall light points, shelving to recess.

### Bedroom 2 - 3.18m x 2.49m (10'5" x 8'2")

Upvc double glazed window overlooking rear.

### Bedroom 3 - 2.46m x 2.62m (8'1" x 8'7" into recess)

Upvc double glazed window overlooking rear. wall mounted Ideal central heating boiler.

### Shower Room/WC - 1.65m x 2.49m (5'5" x 8'2")

Opaque Upvc double glazed window. Three-piece white suite with low level WC, pedestal wash hand basin and corner step-in shower enclosure with glazed shower screen and Mira electric shower inc wall grip. Partial wall tiling. Airing cupboard housing the hot water cylinder.

### Outside

Generous established plot with secure gated driveway access to front providing off road parking for numerous vehicles, borders well stocked with plants shrubs and trees, side gated access to rear. Enclosed rear garden further established and well screened.

### Council Tax

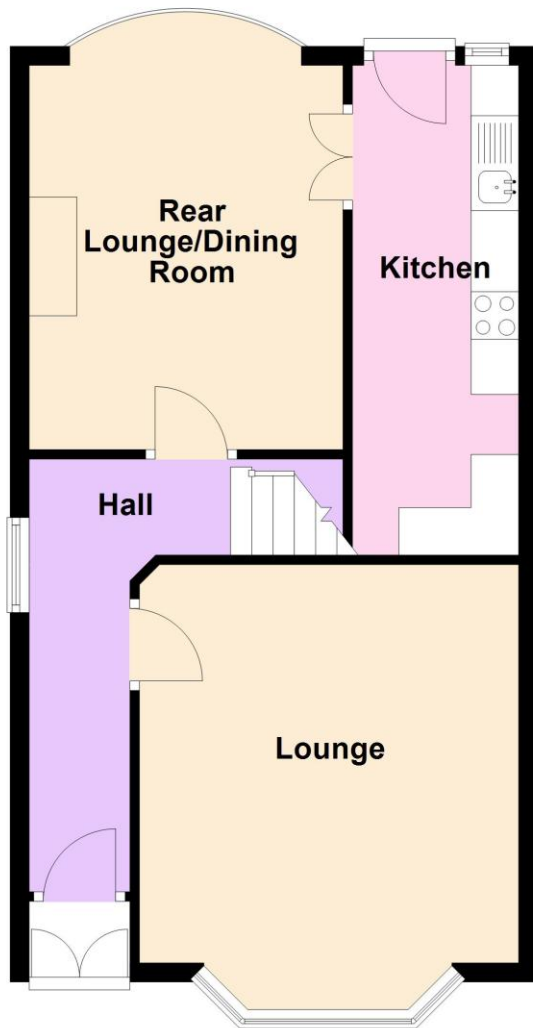
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

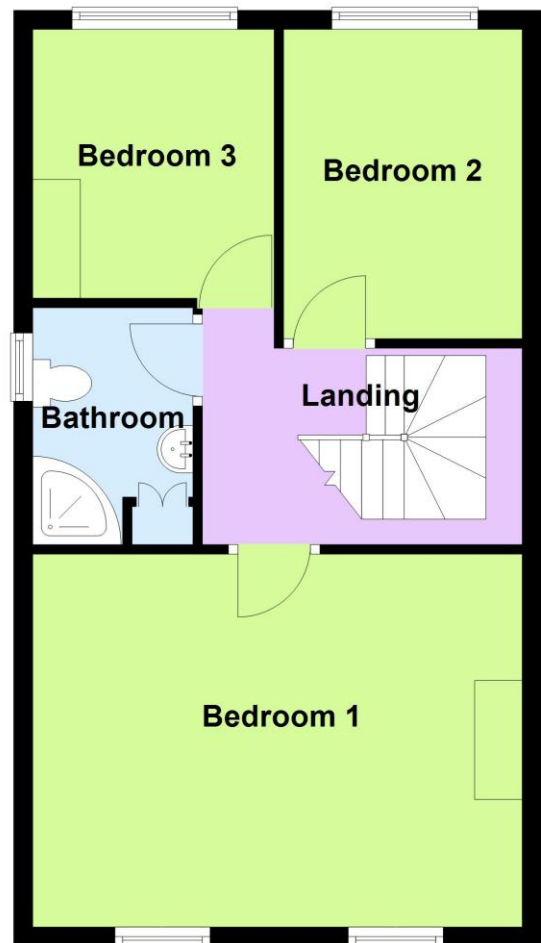
We have reviewed the Land Registry title and understand the tenure to be Leasehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



## Ground Floor



## First Floor



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.