

AI ENHANCED

Chris Tinsley



**3 Fir Street
Southport, PR8 6HD £230,000
'Subject to Contract'**

Nestled in a desirable location, this sought-after Victorian “doors together” semi-detached family home exudes character. With a pillared bay front, the property offers a well-planned layout featuring a front lounge, a central staircase leading to the first floor, and an open-plan dining room flowing into the rear kitchen, perfect for entertaining. Upstairs, three bedrooms and a family bathroom await, with a separate staircase accessing a loft room (currently without regulations). Off-road parking to the front and enclosed gardens to the rear complete the picture. Ideally situated, you'll have easy access to the A565, Manchester Piccadilly train line, and Southport's vibrant centre with its shops, restaurants, and café culture. While the home could benefit from a program of modernisation, it holds enormous potential for the next chapter.

Enclosed Entrance Vestibule

Glazed outer door, glazed insert arch over, tiled walls and flooring and inner door with double glazed and leaded insert leading to...

Entrance Hall

Centre stairs to first floor with hand rail and newel post. Door leads to main accommodation with woodgrain laminate style flooring and coving.

Lounge - 4.39m x 3.63m (14'5" into bay x 11'11" into recess)

UPVC double glazed bay window to front of property, fireplace with surround, dado and picture rail, coving and ceiling rose. Useful storage/book shelving to recess.

Dining Room - 4.44m x 3.15m (14'7" x 10'4")

UPVC double glazed French double doors lead to enclosed courtyard style garden at the rear. Woodgrain laminate style flooring continues with ceiling fan and light point, open plan access leads to kitchen with inset display shelving either side of archway.

Kitchen - 3.51m x 1.63m (11'6" x 5'4")

UPVC double glazed window overlooks rear garden with shaker style base units including cupboards and drawers, wall cupboards and working surfaces including one and half bowl sink unit, mixer tap and drainer. Four burner gas hob, electric oven, extractor over and part wall tiling. Space is available for free standing fridge freezer. Tile effect laminate style flooring, closed board panel into ceiling including spot lighting. Internal saloon style double doors lead to...

Utility/Boiler Room - 1.8m x 1.63m (5'11" x 5'4" overall measurements including areas of reduced head height)

Glazed curtesy door leads to side of property, base unit conceals plumbing for washing machine and space for tumble dryer. Electrical consumer unit to under stairs storage recess and wall mounted 'Worcester' combination style central heating boiler system.

First Floor Landing

Half landing with opaque UPVC double glazed side window, main landing spacious with separate staircase to top floor loft room (no regs) with handrail, spindles and newel post.

Bedroom One - 4.52m x 2.97m (14'10" into bay x 9'9" to rear of wardrobes)

UPVC double glazed bay window, fitted wardrobes with sliding frontage, hanging space and shelving.

Bedroom Two - 3.56m x 2.31m (11'8" x 7'7")

UPVC double glazed window to rear of property and woodgrain laminate style flooring.

Bedroom Three - 3.63m x 1.65m (11'11" x 5'5" into recess)

UPVC double glazed window and woodgrain laminate style flooring.

Bathroom/WC - 2.36m x 2.54m (7'9" x 8'4")

Opaque UPVC double glazed window, four piece modern white suite comprising of low level WC, pedestal wash hand basin and corner step in shower enclosure with plumbed in shower, twin grip panel bath and wall tiling.

Top Floor Loft Room - 4.93m x 3.33m (16'2" x 10'11" overall measurements including recess and areas of reduced head height)

UPVC double glazed side window, exposed timber beam to one wall and walk in closet open plan with hanging space. We understand that the loft room currently has no planning or building regulations in place.

Outside

Driveway access to front provides off road parking with well screened conifer borders. The enclosed courtyard style garden predominately flagged patio with borders, walls and fencing includes timber garden shed.

Council Tax

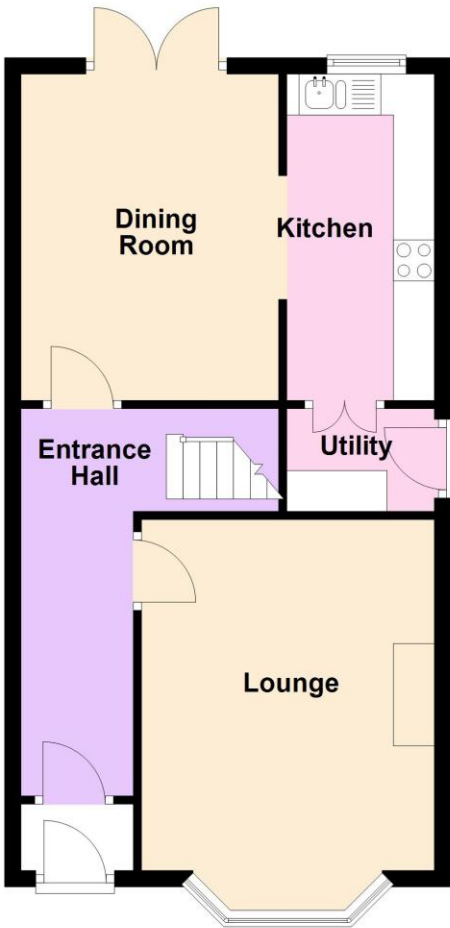
Sefton MBC Band B

Tenure

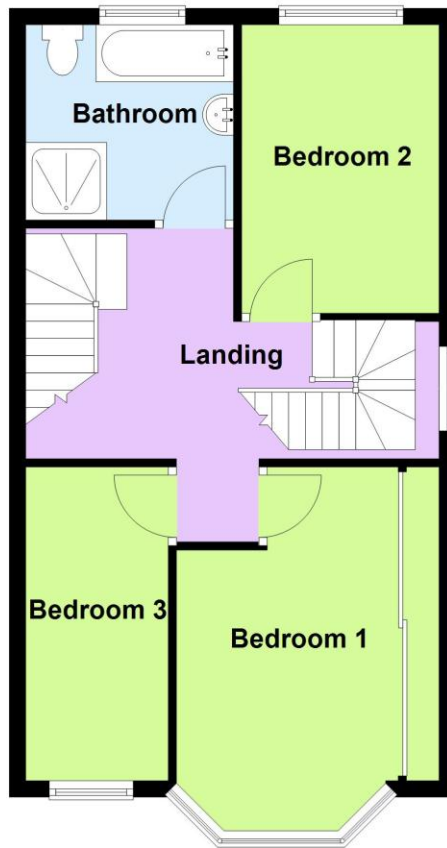
We have reviewed the Land Registry title and understand the tenure to be Leasehold for the residue term of 999 years from 1 August 1950 with an annual ground rent payable of £4 to Scarisbrick Estates. This information is provided in good faith and should be verified by the purchaser's solicitor.



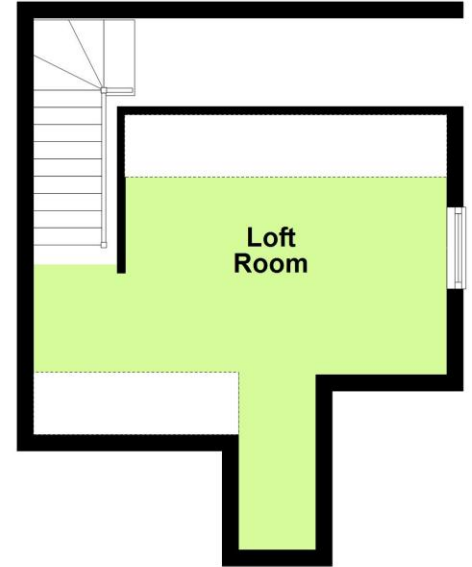
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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