



**78 Talbot Street
Southport, PR8 1LX, £300,000
'Subject to Contract'**

A modernised and very much improved three-bedroom, 'doors together' semi-detached family house, which provides a fabulous living space perfect for entertaining. The much sought after location is particularly convenient for both Southport Town Centre and Birkdale Village. Internally the modernised and much improved accommodation comprises of two generous reception rooms, Farmhouse style kitchen leading to utility room, conservatory and ground floor Wc. To the First Floor there are three bedrooms and a family bathroom including Wc. The well-established gardens are private and in the opinion of the agent a most definite feature! The rear garden is extensive opening to patio area at the rear perfect for the erection of a home office/summer house! The property is also within convenient access of Southport Train Station, with commuter links on both the Manchester Piccadilly & Liverpool Central lines.

Enclosed Entrance Vestibule

Upvc double glazed outer door with double glazed insert, tiled flooring and step up with glazed inner door leads to

Entrance Hall

Solid wood flooring and stairs lead to first floor with handrail. Ornate corbels and coving. Door leads to....

Lounge - 5.11m x 3.91m (16'9" into bay x 12'10" into recess)

Upvc double glazed bay window including window seat to front of property. Ornate cast iron working fire place with tiled interior, hearth and wooden fire surround. Shelving to chimney recess, picture rail, coving and ceiling rose.

Dining Room - 4.57m x 4.24m (15'0" x 13'11" into recess)

Upvc double glazed window overlooks rear of property, fitted wall cabinet to recess, solid wooden flooring continues with picture rail and doorway access leading to...

Kitchen - 4.24m x 2.67m (13'11" x 8'9")

Upvc double glazed side window and further latched and brace style door leads to pantry cupboard under stairs housing electric consumer unit. Farmhouse style kitchen is arranged with a number of built in base units shake style base units with cupboards and drawers, wall cupboards and butcher block working surfaces with single bowl sink unit mixer tap and drainer. Ladder style chrome heated towel rail to one wall. Space is available for range oven with funnel style extractor hood above, partial wall tiling. Latch and brace inner door leads to.....

Utility Room - 2.62m x 2.72m (8'7" x 8'11")

Upvc double glazed window and door lead to side of property and rear garden. Number of built in base units include working surfaces and single bowl sink unit. Space is available for free standing fridge freezer, plumbing for washing machine and inner door leads to....

Inner Hall

Built in wall cupboard and door leads to Wc measuring 4'4" x 3'3" with low level Wc and double glazed side window. Glazed door off inner hall also leads to...

Conservatory/ Workshop - 2.34m x 3.56m (7'8" x 11'8")

Upvc double glazed door and windows provide access to garden at the rear.

First Floor

Split level landing access with dado rail, skylight and loft.

Bedroom 1 - 4.37m x 4.85m (14'4" x 15'11" to chimney breast)

Two Upvc double glazed windows to front of property, fitted wardrobes to recess and picture rail.

Bedroom 2 - 4.62m x 3.48m (15'2" x 11'5" into recess)

Upvc double glazed window overlooks rear of property, fitted wardrobe with overhead storage cupboard and picture rail.

Bedroom 3 - 2.13m x 2.72m (7'0" excluding entry door recess x 8'11")

Upvc double glazed window to side of property, bedroom currently arranged as a study.

Bathroom/ Wc - 1.7m x 1.96m (5'7" x 6'5")

Three piece white suite comprising of low level Wc, pedestal wash hand basin, panelled bath with glazed shower screen, mixer tap and telephone style hand held shower attachment. Tiled walls and flooring.

Outside

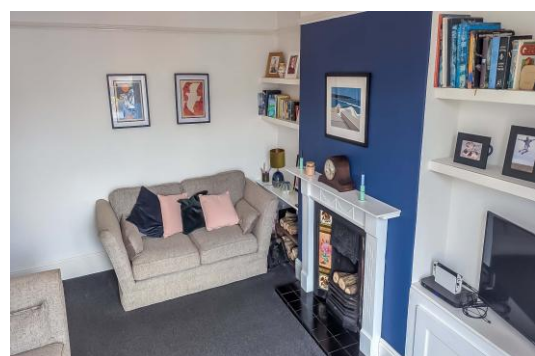
Established gardens adjoin the property to front and rear. Loose slate driveway provides off road parking for numerous vehicles to front with established borders stocked with plants and shrubs. Hard surface side access leads via gate to rear. The rear garden definite feature of the property including side stone patio leading to raised decked terrace and well screened laid to lawn. Borders are well stocked and established with a variety of plants, shrubs and trees. The rear garden is private not directly overlooked and L shaped to the rear providing a private patio area with timber garden shed.

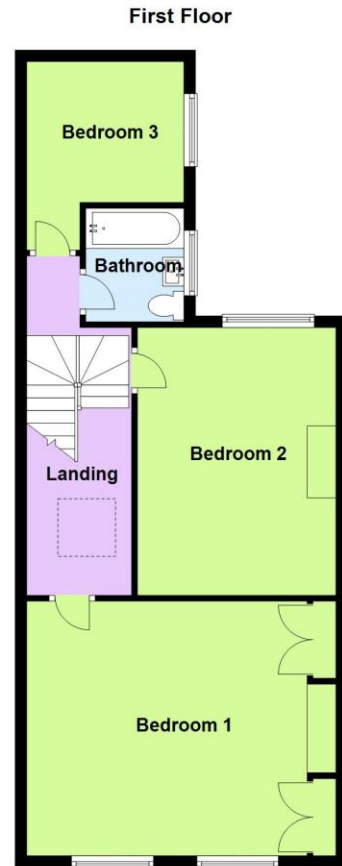
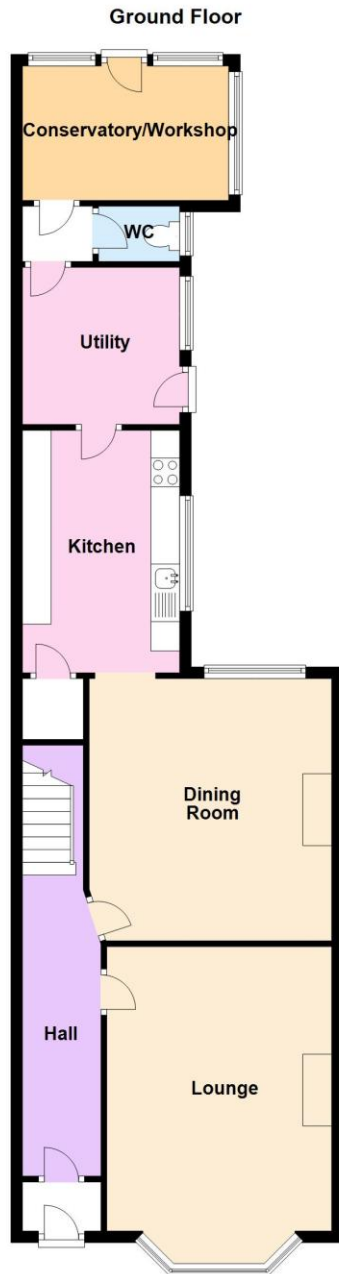
Tenure

Freehold

Council Tax

Sefton MBC band C





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