

FREEHOLD



House - Detached (EPC Rating: )

# 126A LINAKER STREET, SOUTHPORT, PR8 5DG

Price Guide

**£210,000**

## FEATURES

- Two Bedroom
- Driveway
- Fitted Wardrobes to the Master Bedroom
- Good School Location
- Detached Property
- Large Patio to the side
- Spacious Lounge
- Good Transport Links



 **anthony james**  
estate agents

# 2 Bedroom House - Detached located in Southport

## Full Description

Anthony James Estate Agents are delighted to present this well-presented two-bedroom detached property, ideally situated on the popular Linaker Street. This charming home offers a perfect blend of comfort and convenience, located within walking distance of bustling Birkdale Village with its array of independent cafes, bars, and shops.

This delightful property provides a comfortable and modern living experience, boasting good school catchment areas and excellent transport links, making it an ideal choice for a wide range of buyers.

The property briefly comprises:

**Spacious Lounge:** A bright and inviting space, perfect for relaxation and entertaining. This generous room offers ample natural light and provides a versatile area for everyday living.

**Kitchen:** Features functional units and offers a practical space for culinary activities, with potential for personal touches.

**Master Bedroom:** A well-proportioned and comfortable room, benefiting from fitted wardrobes that offer excellent storage solutions, ensuring a clutter-free environment.

**Second Bedroom:** A good-sized room, offering flexibility for a guest bedroom, home office, or study space.

**Modern Bathroom:** A clean and contemporary three-piece suite, designed for comfort and convenience.

**Outside Space:** The property benefits from a low-maintenance front garden

and a private driveway providing convenient off-street parking. To the side, there is a large patio area, perfect for outdoor dining and entertaining, complemented by additional garden space at the rear for enjoyment.

With an EPC rating of D and falling within Council Tax Band B, this home offers 646 sq ft of living space. An early viewing is highly recommended to fully appreciate this lovely detached property in a desirable location.



SALES | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS

Call us on

**01704550048**

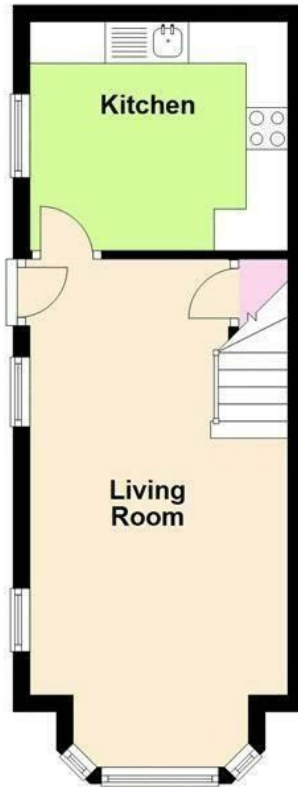
[sales@ajestateagents.co.uk](mailto:sales@ajestateagents.co.uk)

<https://www.ajestateagents.co.uk/properties/sale>

Council Tax Band

**B**

**Ground Floor**



**First Floor**



This floorplan is for illustrative purposes only and all measurements are approximated.  
Plan produced using PlanUp.

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.

