



**240 Portland Street
Southport, PR8 6LX £325,000
'Subject to Contract'**

This beautifully modernized and much-improved traditional three-bedroom, doors-together semi-detached home combines timeless character with exacting modern standards. Boasting three reception rooms and a delightful breakfast kitchen, perfect for entertaining with integrated appliances, this home offers a flexible layout. All three bedrooms are doubles, with a lovely bathroom suite upstairs and an additional WC. The front provides parking, while the rear garden is designed for easy upkeep, with a lawn and no direct overlooking. Ideally located for commuter links, excellent schools, and within easy reach of both Southport town centre and Birkdale Village, this home is ready for its next chapter!

Enclosed Entrance Vestibule

UPVC double glazed outer door, tiled flooring and glazed inner door with side window leading to:

Entrance Hall

Stairs to the first floor with handrail, spindles and newel post. Neo-classical style wall-mounted radiator, woodgrain-effect laminate flooring and plate rail. Ornate corbels and decorative coving. Door leading to:

Front Lounge – 4.47m x 3.68m (14'8" into bay x 12'1" into recess)

UPVC double glazed bay window to the front of the property. Cast iron fireplace set on a granite hearth with wooden surround. Woodgrain-effect laminate flooring, picture rail and ornate coving.

Dining Room – 4.70m x 4.14m (15'5" into bay x 13'7" into recess)

UPVC double glazed boxed bay window overlooking the rear of the property, with two further UPVC double glazed windows to the side chimney recess. Plate rail, woodgrain-effect laminate flooring and coving. Door with step leading down to:

Breakfast Kitchen – 5.13m x 3.33m (16'10" x 10'11" overall measurements)

Two UPVC double glazed windows. Tall storage cupboard to one wall with drawers and additional storage, opening into a modern fitted kitchen incorporating a range of attractive base and wall units with cupboards, drawers and complementary working surfaces. Single bowl sink unit with mixer tap and drainer. Integrated appliances include a 'Neff' electric oven, 'Zanussi' induction hob with glazed splashback and 'AEG' extractor, integrated fridge, freezer, dishwasher and washing machine, along with an eye-level built-in microwave. Separate wall cupboard housing the 'Worcester' central heating boiler. Glazed inner door with step down leading to:

Garden Room – 4.52m x 3.35m (14'10" into recess x 11'0")

Opaque UPVC double glazed window to the side and UPVC double glazed sliding patio doors opening onto the rear patio and garden. UPVC double glazed door, woodgrain-effect laminate flooring and recessed spot lighting. Door leading to:

Ground Floor WC – 1.55m x 0.74m (5'1" x 2'5")

Opaque UPVC double glazed window. Low-level WC and corner wash hand basin with mixer tap. Mid-height wall tiling and tiled flooring.

First Floor

Split-level landing with ornate corbels and loft access.

Bedroom One – 4.44m x 5.13m (14'7" into bay x 16'10")

UPVC double glazed bay window with additional UPVC double glazed window to the side. Decorative coving.

Bedroom Two – 3.89m x 3.28m (12'9" to rear of wardrobes x 10'9" into recess)

UPVC double glazed window overlooking the rear of the property. Fitted wardrobes incorporating overhead storage cupboards, hanging rail and shelving, with additional fitted cupboards to one wall.

Bedroom Three – 2.74m x 2.69m (9'0" x 8'10" to front of wardrobes)

UPVC double glazed window overlooking the rear. Fitted wardrobes to one wall.

Family Bathroom/WC – 2.34m x 2.18m (7'8" x 7'2")

Opaque UPVC double glazed window. Low-level WC incorporating vanity wash hand basin with mixer tap and cupboard below. Twin-grip panelled bath with glazed shower screen, mixer tap and shower attachment. Part-tiled walls, tiled flooring, heated towel rail and recessed spot lighting.

Outside

Off-road parking to the front via a flagged driveway arranged for ease of maintenance. Secure gated side access leads to the rear garden, which is not directly overlooked and comprises a patio area and lawn. A picket fence to the rear of the garden encloses a children's play area with summer house and separate timber garden shed.

Council Tax

Sefton MBC Band C

Tenure

Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(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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