



2, St Annes Road, Southport, PR9 9TQ
Offers In Excess Of £220,000
Subject to Contract

An early viewing is essential of this deceptive and spacious Edwardian semi-detached house, offering generous living space and three comfortable bedrooms, in a popular residential area. This centrally heated and double-glazed home features a welcoming lounge, an additional rear lounge, a well-appointed kitchen, and a delightful conservatory, providing ample space for relaxation and entertaining, together with three bedrooms, a shower room and wc on the first floor. With off-street parking, a garden to the front, and a private rear garden with a lawn and borders, this property is ideally situated close to local schools and amenities, making it a perfect family home.

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Southport's Estate Agent

Entrance Porch

UPVC outer door with double glazed inserts. Inner door with glazed fan lights, leading to...

Entrance Hall

Woodgrain laminate flooring and stairs to the first floor.

Lounge - 3.66m x 3.53m (12'0" x 11'7")

UPVC double glazed window to the front, hole in the wall display recess for an electric fire. Coving and ceiling rose.

Rear Lounge - 3.28m x 4.7m (10'9" x 15'5")

UPVC double glazed side window, door to useful understairs cupboard housing the 'Worcester' gas central heating boiler. Open plan with...

Kitchen - 3.3m x 4.52m (10'10" x 14'10")

White enamel, single drainer, one and half bowl sink unit. A range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces. Four ring gas hob with cooker hood above and double ovens below. Wine rack, plumbing for washing machine. UPVC double glazed window and UPVC double glazed, double doors to...

Conservatory - 2.44m x 3.96m (8'0" x 13'0")

UPVC double glazed window and double doors to the rear garden.

First Floor Landing

Bedroom One - 2.92m x 4.04m (9'7" x 13'3" to the front of the built in fittings)

UPVC double glazed windows and fitted open fronted wardrobes providing hanging and shelf space to the length of one wall.

Bedroom Two - 3.53m x 2.36m (11'7" x 7'9")

UPVC double glazed window.

Bedroom Three - 3.51m x 2.01m (11'6" x 6'7")

Upvc double glazed window.

Shower Room - 3.25m x 2.08m (10'8" x 6'10")

White, walk in shower enclosure with thermostatic hand held and rain head showers, pedestal wash hand basin, low level WC, recessed spot lighting and UPVC double glazed window.

Additional WC - 1.32m x 1.09m (4'4" x 3'7")

UPVC double glazed window, wash hand basin and low level WC.

Outside

There are gardens to front and rear, off road car parking to the front, rear garden with lawn and borders.

Council Tax

Sefton MBC Band B

Tenure

Freehold

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(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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