





An early inspection is highly recommended of this particularly well presented, bay fronted semi detached house of the 'front doors together' style, occupying a generous plot in a popular residential area of Southport.

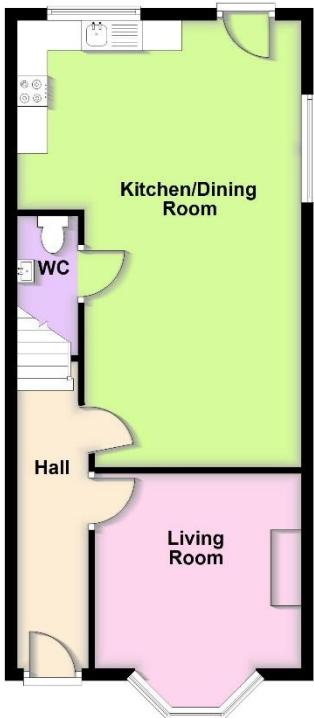
The property has been extended to both floors at the rear and undergone a comprehensive programme of modernisation to include rewire, replumb, replacement bathroom and kitchen, replastered, new carpets and hard flooring.

Installed with uPVC double glazing and gas central heating, the well planned accommodation briefly comprises: Hall, Living Room, open plan Dining Kitchen and WC to the ground floor with three Bedrooms (Bedroom 1 with En-Suite Shower Room) and a family Bathroom. Outside, the front is paved to provide off road parking, whilst the rear garden is a good size and mainly laid to lawn.

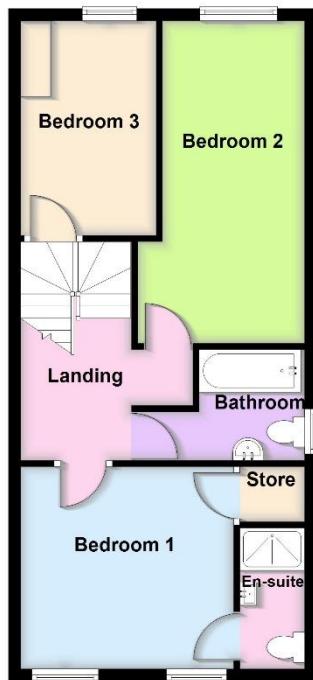
Hart Street is conveniently placed for public transport facilities to Southport Town Centre and there are a number of schools within the vicinity.



**Ground Floor**  
Approx. 50.4 sq. metres (542.6 sq. feet)



**First Floor**  
Approx. 50.2 sq. metres (540.0 sq. feet)



Total area: approx. 100.6 sq. metres (1082.6 sq. feet)



## Ground Floor:

### Hall

**Living Room** - 3.86m x 3.4m (12'8" into bay x 11'2")

**Kitchen/ Dining Room** - 7.37m x 4.5m (24'2" max x 14'9" max)

### WC

## First Floor:

### Landing

**Bedroom 1** - 3.53m x 3.33m (11'7" x 10'11")

**En-Suite** - 2.34m x 1.07m (7'8" x 3'6")

### Store

**Bedroom 2** - 5.51m x 2.34m (18'1" x 7'8" plus recess)

**Bedroom 3** - 3.56m x 2.24m (11'8" x 7'4")

**Bathroom** - 1.83m x 1.75m (6'0" x 5'9" plus door recess)

## Outside:

The front is paved to provide off road parking, whilst the rear garden is a good size and mainly laid to lawn.

## Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

## Tenure:

Freehold

## Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

## Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

## NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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