



46, Chestnut Street, Southport, PR9 6QG
£250,000 Subject to Contract

Positioned on Chestnut Street in a popular residential area of Southport, this generous, four-bedroom, semi-detached Victorian family home offers deceptive living space across three floors, with the added benefit of no onward chain. Conveniently located for primary and secondary schools, the property boasts established gardens and off-road parking, combining period charm with modern family living. Centrally heated and double glazed, the accommodation briefly includes; entrance hall with WC, lounge, dining room, breakfast kitchen, on the first floor there are two bedrooms, the bathroom and a study. Two further bedrooms are located on the second floor. Established gardens adjoin the property with off road parking.

Entrance Porch

Hardwood effect, UPVC outer door with double glazed fan lights. Woodgrain laminate flooring and stairs to the first floor.

WC - 2.24m x 1.02m (7'4" x 3'4")

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

Lounge - 4.39m x 3.78m (14'5" x 12'5")

UPVC, sash style, double glazed windows and plantation shutters. Fire surround with living flame coal effect gas fire and cast iron interior. Woodgrain laminate flooring.

Dining Room - 4.09m x 1.55m (13'5" x 5'1")

Attractive period fire surround, woodgrain laminate flooring, useful understairs cupboard and UPVC double glazed window.

Living Dining Kitchen - 7.8m x 2.13m (25'7" x 7'0")

UPVC double glazed side window with single drainer one and half bowl stainless steel sink unit below. A range of base units with cupboards and drawers, pull out vegetable baskets, wine rack and wall cupboards. Cupboard housing 'Baxi', gas central heating boiler, plumbing for a washing machine and recess for a range style cooker with cooker hood above. Sitting/dining area with double glazed window and double glazed double doors to the rear garden.

First Floor Landing

Bedroom One - 4.42m x 3.38m (14'6" x 11'1" to chimney breast)

Built in wardrobes to both chimney recesses, UPVC double glazed sash style windows with plantation shutters and stripped floor.

Bedroom Two - 3.45m x 2.46m (11'4" x 8'1" overall measurements)

Two UPVC double glazed windows.

Study - 2.57m x 1.04m (8'5" x 3'5")

UPVC double glazed window.

Bathroom - 3.43m x 2.06m (11'3" x 6'9" to chimney breast extending to 8'0" overall measurement)

Panelled bath with mixer tap and shower screen, 'Triton' electric shower, pedestal wash hand basin, low level WC, part wall tiling and two chrome towel rails/radiators.

Second Floor

Bedroom Three - 3.66m x 3.78m (12'0" x 12'5")

UPVC double glazed window.

Bedroom Four - 3.43m x 3.81m (11'3" including areas of reduced head height x 12'6")

Double glazed 'Velux' window.

Outside

Established gardens to both the front and rear, there's off road car parking at the front (curb only part lowered) The rear garden is enclosed with walls fencing screened by mature shrubbery and is mainly paved for ease of maintenance.

Council Tax

Sefton MBC Band B

Tenure

Leasehold for the remainder of 999 years from 1 May 1958.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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