



**2a St Pauls Square, Southport, PR8 1NQ**

**£260,000**

**Subject to Contract**

An early inspection is recommended to appreciate the accommodation and location of this semi detached family house. The property is situated, overlooking 'The Green', at St Pauls Square and is just a short distance from Lord Street and the Southport Town Center facilities. The centrally heated and double glazed accommodation briefly includes entrance porch, entrance hall with WC, through lounge/ dining room, kitchen, on the first floor there are 3 bedrooms all with built in fitments and a shower room. Established gardens adjoin the property to both front and rear with the rear garden having a lawn, patio and enjoying a Southerly aspect. No Chain Delay.

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*Southport's Estate Agent*

### Enclosed Porch

Tiled floor, Upvc double glazed, double outer doors and matching side windows.

### Entrance Hall

Inner door with leaded glazed insert and leaded glazed side window. Stairs to the first floor with white painted hand rail, spindles and newel post.

### WC

Wash hand basin, low level WC, tiled floor, door to outside.

### Through Lounge/ Dining Room - 7.67m x 3.96m (25'2" into bay x 13'0")

Upvc double glazed bay window overlooking St Pauls Square, Living flame coal effect gas fire set in a decorative brick surround, extending to display areas. Close boarded panelling to one wall. Double glazed patio door and side screen leading to a covered patio and the rear garden.

### Breakfast Kitchen - 4.11m x 2.08m (13'6" x 6'10" extending to 9')

Upvc double glazed window overlooking the rear garden, single drainer, single bowl sink unit below, base units with cupboards and drawers, wall cupboards, marble effect working surfaces and breakfast bar, 'Bosch' four ring ceramic hob with cooker hood above, split level one and half electric oven, integral fridge and freezer. Plumbing for washing machine. Cupboard housing 'Vaillant' central heating boiler, tiled floor.

### First Floor Landing

Upvc double glazed window

### Bedroom 1 - 4.27m x 3.28m (14'0" into bay x 10'9" to front of wardrobes)

A range of built in wardrobes to the length of one wall, further built in dressing table and drawers to the bay window. Upvc double glazed bay window overlooking St Pauls Square.

### Bedroom 2 - 3.89m x 2.31m (12'9" x 7'7" to front of fittings)

A range of built in wardrobes to one wall, Upvc double glazed bay window overlooking the rear garden.

### Bedroom 3 - 2.57m x 1.75m (8'5" extending to 10'7" into bay x 5'9" to front of wardrobes extending to 7'3" overall measurements)

Upvc double glazed window overlooking St Pauls Square.

### Shower Room - 1.91m x 3.15m (6'3" x 10'4")

Two Upvc double glazed windows, tiled walls and floor, white suite including pedestal wash hand basin, low level WC corner entry shower enclosure with thermostatic shower, chrome towel rail/ radiator, close boarded ceiling. Recessed spotlighting.

### Outside

Established gardens to both front and rear, attractive rear garden having a patio, raised and walled flower beds stocked with plants and shrubs. Lawn. Shed. Off road car parking.

### Council Tax

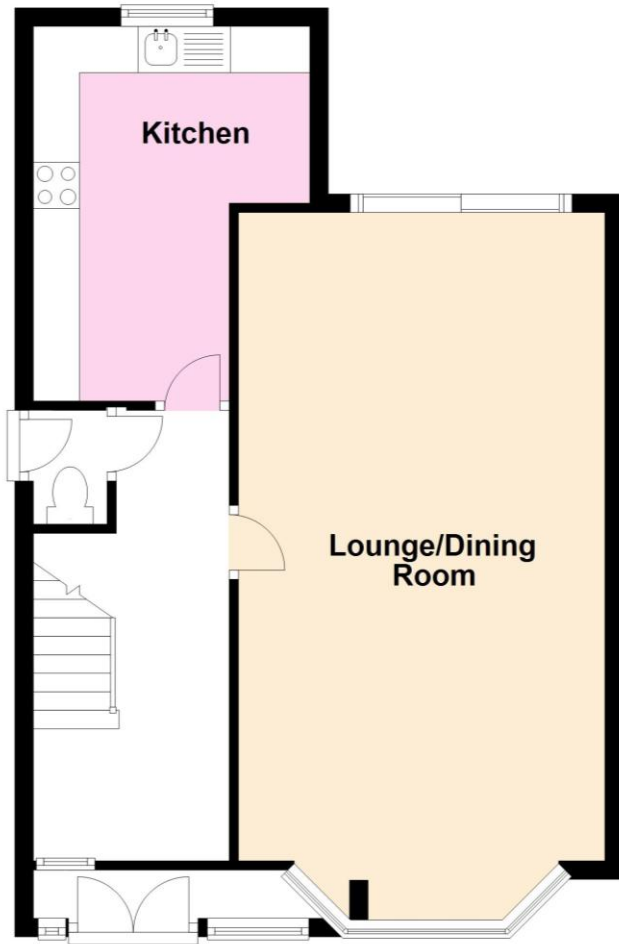
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### Tenure

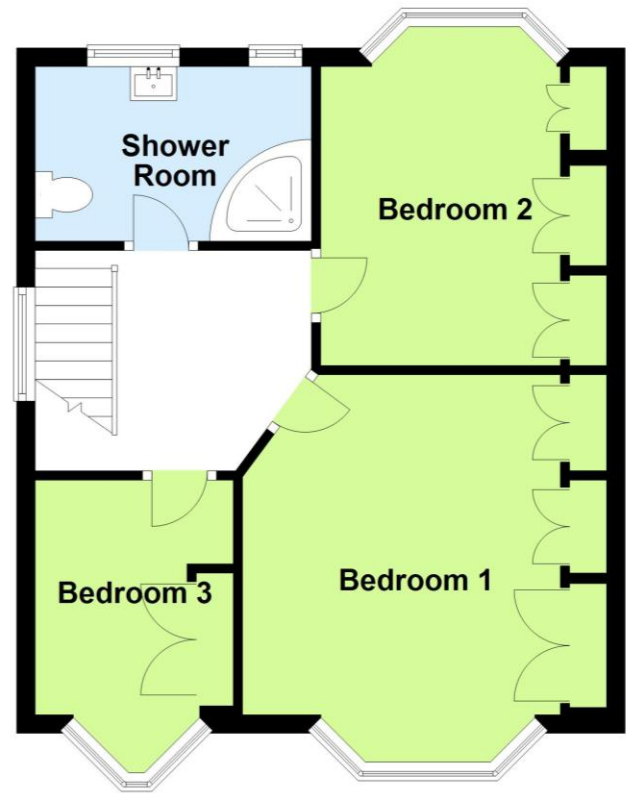
Freehold.



## Ground Floor



## First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.



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