



50 Walnut Street, Southport, PR8 6NE

£335,000

Subject to Contract

An early viewing is advised to appreciate the extent of the accommodation offered by this substantial, semi detached family house. Installed with gas central heating and Upvc double glazing, the accommodation briefly includes; enclosed vestibule, entrance hall, front lounge, rear lounge/family room, kitchen, WC, utility room, on the first floor there are three double bedrooms and a bathroom and WC and a further double bedroom is located on the second floor. The property stands in established gardens to both front and rear, there is off road parking for a number of cars and a driveway leads to a substantial brick garage at the rear. The property is situated in a popular and established residential location convenient for local amenities.

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Southport's Estate Agent

Enclosed Vestibule

Glazed outer door, tiled floor. Inner door with, attractive, feature, stained glass and leaded insert.

Entrance Hall

Stripped flooring, stairs to the first floor with handrail, spindles and newel post. Useful storage cupboard below.

Lounge - 4.78m x 3.68m (15'8" into bay x 12'1")

Upvc double glazed bay window with leaded and stained glass transoms.

Lounge/Family Room- 4.42m x 3.15m (14'6" into bay x 10'4")

Upvc double glazed windows.

WC - 2.39m x 1.68m (7'10" x 5'6")

Low level WC, Belfast style sink unit with wooden surround, shelving, plumbing for washing machine, Upvc double glazed window.

Kitchen - 3.33m x 3.2m (10'11" x 10'6")

Upvc double glazed window with single drainer one and half bowl sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces. Mid way wall tiling. Four ring gas hob with cooker hood above, split level one and half electric oven, integral fridge and freezer, plumbing for dishwasher, cupboard housing 'ideal' gas central heating boiler. Slate effect flooring.

Utility Room - 3.33m x 1.93m (10'11" x 6'4" extending to 8'4" to door recess)

Double drainer single bowl sink unit, base units with cupboards and drawers, wall cupboards, tall pantry cupboard, door to outside, Upvc double glazed window.

First Floor Landing

Bedroom 1 - 3.81m x 5.08m (12'6" x 16'8")

Two Upvc double glazed windows.

Bedroom 2 - 3.99m x 3.15m (13'1" x 10'4")

Upvc double glazed window.

Bedroom 3 - 3.35m x 3.2m (11'0" x 10'6")

Upvc double glazed window and attractive period fireplace.

Bathroom - 2.36m x 1.68m (7'9" x 5'6")

White suite including P shaped panelled bath with thermostatic hand held and rainfall showers, shower screen, vanity wash hand basin with cupboards below, low level WC. Fully tiled walls and floor. Chrome towel rail/ radiator, extractor. Upvc double glazed window.

Second Floor

Bedroom 4 - 5m x 3.4m (16'5" x 11'2")

Stripped and painted floor, attractive period fireplace. Upvc double glazed window.

Outside

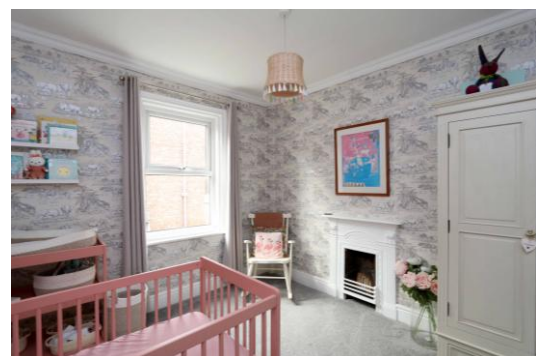
The property stands in generous gardens to both front side and rear, the front garden is mainly loose stoned and provides off road parking for a number of vehicles. A loose stone driveway at the side provides access to a substantial brick garage measuring 18'9" x 10'2" and installed with electric light and power supply. External WC. Rear garden with lawn, borders and a raised decked patio.

Council Tax

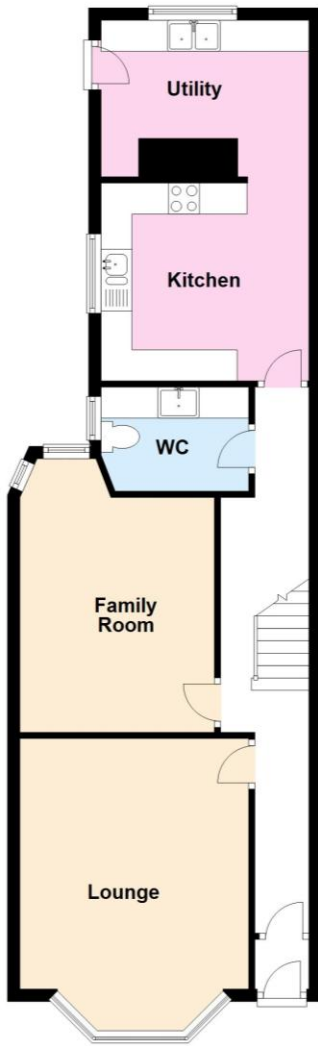
Sefton MBC band C.

Tenure

Leasehold for 999 years from 1 June 1892 with a ground rent of £2.50



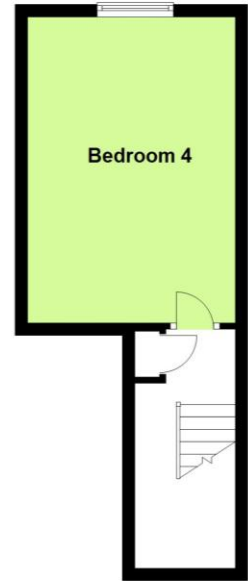
Ground Floor



First Floor



Second Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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