



**41A Portland Street Southport PR8 1HU**  
**£290,000**  
**Subject to Contract**



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*Southport's Estate Agent*

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'A Much Larger Than Average', Period style, mid terrace family house ideally situated for Lord Street and the central Southport facilities. The accommodation is well planned over three floors with three reception rooms, kitchen, six bedrooms and two bathrooms with separate Wc. Gardens adjoin the property to front, side and courtyard to rear. There is also off road parking to front.

**Entrance Hall**

Upvc double glazed outer entrance door, stairs to first floor complete with handrail, spindles and newel post. Dado rail and wall light points. Door leads to useful under stairs storage access and further recess off entrance hall provides useful hanging space.

**Lounge**

13'6" into bay x 14'9" into recess, 4.11m into bay x 4.50m into recess  
Upvc double glazed sash style bay window to front of property, living flame gas fire includes tiled interior, wooden surround. Picture rail and ceiling rose. Door to....

**Breakfast Room**

9'11" x 9'8" , 3.02m x 2.95m  
Wood grain laminate style flooring, glazed window to kitchen and doorway provides access to....

**Kitchen**

14'0" x 13'1" , 4.27m x 3.99m  
Door to enclosed rear porch/utility room with steps down to courtyard, opaque Upvc double glazed window to rear. The kitchen is arranged with an attractive number of base units concealing cupboards and drawers, wall cupboards, island unit and working surfaces with 1 1/2 bowl sink unit, mixer tap and drainer. Space is available for range style cooker, plumbing for dishwasher and recess spotlighting.

**Rear Porch**

7'7" x 5'10" , 2.31m x 1.78m  
Glazed windows, Upvc double glazed access via steps down to enclosed rear courtyard. Working surfaces and wall cupboard.

**Sitting Room**

17'10" into bay x 14'10" , 5.44m into bay x 4.52m  
Upvc double glazed side bay window, Upvc double glazed sash style windows. Door to enclosed front and side garden, carved wooden fire surround. Picture rail and ceiling rose.

**First Floor Landing**

Split level access with Upvc double glazed sash window, stairs to second floor with handrail, spindles and newel post, wall light points and ornate coving.

**Bedroom 1**

17'5 into bay x 14'11" , 5.31m into bay x 4.55m  
Upvc double glazed sash style bay window with two further Upvc double glazed windows to side. Ornate fire surround to one wall with cast iron and tiled interior, tiled hearth and Marble surround. Stripped wooden flooring and picture rail.



## Bedroom 2

13'7" into bay x 14'9" into recess, 4.14m into bay x 4.50m into recess

Upvc double glazed sash bay window, vanity wash hand basin, mixer tap and picture rail.

## Bedroom 3

9'2" x 14'1", 2.79m x 4.29m

Upvc double glazed side window and picture rail.

## Shower Room

9'10" x 6'0" excluding door recess, 3.00m x 1.83m excluding door recess

Opaque Upvc double glazed window. Walk in shower enclosure complete with electric body jet style shower and hand held shower attachment. Twin vanity wash hand basins with mixer taps and cupboards below, two illuminated vanity wall mirrors over. Door to cupboard also housing 'Vaillant' central heating boiler system and shelving. Part wall tile, recess spot lighting and ladder style chrome heated towel rail.

## Wc

6'9" x 3'4", 2.06m x 1.02m

Opaque Upvc double glazed window, mid way wall panelling. Low level Wc and wash hand basin with tiled splash back.

## Second Floor Landing

The second floor landing has split level access with double glazed sky light to vaulted ceiling, built in storage cupboard to one wall.

## Bedroom 4

14'10" x 14'10" overall measurements into recess, 4.52m' x 4.27m3.05m overall measurements into recess

Upvc double glazed window with built in storage cupboard.

## Bedroom 5

10'10" x 14'9" including areas of reduced head height, 3.30m x 4.50m including areas of reduced head height

Upvc double glazed window.

## Bedroom 6

9'7" x 13'9", 2.92m x 4.19m

Upvc double glazed window.

## Bathroom/Wc

10'4" x 13'0" including areas of reduced head height, 3.15m x 3.96m including areas of reduced head height

Opaque Upvc double glazed window. Four piece white suit incorporating low level Wc, bidet, pedestal wash hand basin and panelled bath with mixer tap and telephone style handheld shower attachment. Part wall tiling.

## Outside

Block paved drive way provides off road parking for numerous vehicles to front with raised and established borders incorporating a variety of plants, shrubs and trees. Gate provides access to enclosed front and side gardens, well screened and private with a variety of plants, shrubs, trees and lawn area. To the rear of the property there is an enclosed court yard with gate providing right of way access for refuse collection etc to Part Street.

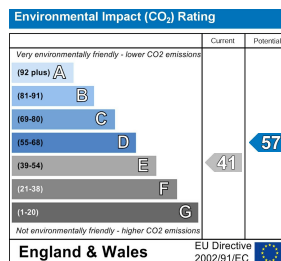
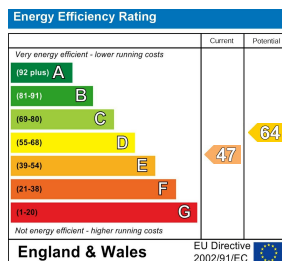
## Tenure

Please note we have not verified the tenure of this property, please advise us if you require confirmation of the tenure.





Floor plans are for illustration only and not to scale  
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