Chris Tinsley



‘Wenlsey Place’ 22 Belmont Street
Southport, PR8 1NF
£325,000 'Subject to Contract’

This unique and characterful detached residence, known as 'Wensley Place', sits proudly in the heart of Southport town centre and within walking distance to both the town centre and Birkdale Village. A historic gem with vacant possession, it offers a rare blank canvas for your vision. While a program of modernisation awaits, it reveals an exciting opportunity, with an additional garden plot on separate title, ideal for those seeking space for future projects, home offices, or simply expansive family gardens. The interior boasts three reception rooms, a kitchen, four upstairs bedrooms, and a bathroom with a separate WC. With off-road parking and proximity to Lord Street, shops, dining, and commuter lines, this is a rare chance to craft your dream in a prime Southport locale.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Ground Floor
Enclosed entrance vestibule, glazed double outer storm doors with midway wall tiling and glazed inner door leading to…

Entrance Hall
Staircase leads to first floor with twin handrail, spindles, and newel post. Ornate corbels and coving, wall-mounted gas fire. Feature fish tank inset to one wall. Door leads to…

Lounge - 4.98m x 4.11m (16'4" into bay x 13'6" into recess)
Glazed sash bay window to front, gas fire with tiled interior and wooden surround, picture rail, coving, and ceiling rose. Feature fish tank inset to one wall.

Sitting Room - 5.49m x 3.73m (18'0" from bay into recess x 12'3")
Upvc double-glazed bay window overlooks side and rear, gas fire with tiled interior, hearth, and surround, picture rail, coving, ceiling rose.

Breakfast Room - 4.24m x 2.72m (13'11" x 8'11")
Upvc double-glazed window to side, wood-burning stove with brick interior and tiled hearth, archway to…

Kitchen - 3.66m x 2.51m (12'0" x 8'3")
Upvc window and door to side. Base units, wall cupboards, single-bowl sink with mixer tap, water filter, electric double oven, gas hob, concealed extractor, part-tiled walls.

First Floor Landing
Split-level landing with glazed skylight.

Bedroom 1 - 4.19m x 3.17m (13'9" x 10'5" into recess)
Glazed sash window to front, wall shelving in recess.

Bedroom 2 - 4.52m x 3.73m (14'10" into bay x 12'3")
Upvc window to rear, gas fire in chimney breast.

Bedroom 3 - 3.66m x 2.49m (12'0" x 8'2")
Upvc window, base units, wall cupboards, working surfaces.

Bedroom 4 - 3.28m x 2.24m (10'9" x 7'4")
Glazed sash window to front.

Bathroom - 1.73m x 3.05m (5'8" x 10'0" into recess)
Opaque Upvc window, pedestal basin, twin-grip bath with shower attachment, separate “Mira” electric shower, airing cupboard, part-tiled walls, panelled ceiling.

WC - 1.78m x 0.84m (5'10" x 2'9" excluding recess)
Opaque Upvc window, low-level WC, vanity basin, wall tiling.

Outside
Driveway to front with off-road parking for multiple vehicles, ornamental borders. Secure side access leads to rear courtyard and garden, plus additional 'right of way' to rear garden and plot on separate title. Enclosed lawn, outbuilding, external WC. Perfect for family use or development, two titles conveyed together.

Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.

Tenure
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser’s solicitor.










Total area: approx. 154.6 sq. metres (1663.6 sq. feet)







Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.