



**Belmont Street, Southport, PR8 1LY**  
**£255,000**

4  1 

## Key Features Include

- ✓ Four Bed Detached House
- ✓ Character Property
- ✓ Three Reception Rooms
- ✓ Extensive Cellar
- ✓ Patio Garden with Pond
- ✓ New Bathroom and Kitchen

Situated in a quiet residential area close to Southport town centre, this imposing detached family house has been tastefully renovated. With a blend of original features, contemporary colours, and up-to-date fixtures, the perfect living space is created, and all on a grand scale.

With three large reception rooms, kitchen and cloakroom to the ground floor, together with four double bedrooms, bathroom and wc to the first floor, there is just so much space. The property also benefits from off-street parking, an extensive cellar, gardens to the front and rear, gas central heating and double glazing. Offered for sale with NO CHAIN

 **northwood**  
Over & Above

## Porch

Double storm doors to enclosed porch, original door to hallway.

## Hallway

Stairs to first floor and door to the cloakroom.

## Cloakroom

Vanity style wash hand basin and WC.

## Lounge 3.94m x 4.25m (12'11" x 13'11")

Bay window to the front aspect, radiator, feature fire surround.



## Living Room 4.38m x 4.23m (14'4" x 13'11")

Bay window to the front aspect

## Dining Room 4.39m x 4.23m (14'5" x 13'11")

Window to the front aspect, radiator, feature fire surround.

## Kitchen 2.79m x 3.65m (9'2" x 12'0")

Brand new fitted kitchen featuring gloss white base and wall units, incorporating stainless steel sink unit, gas hob, electric oven with extractor over, metro tiling, door and window to the rear garden.



## Storage 2.77m x 2.55m (9'1" x 8'4")



### Landing

Half landing with door to the toilet, main landing with large skylight window.

**Bedroom One** 4.38m x 5.67m (14'4" x 18'7")

Window to the front aspect, radiator.

**Bedroom Two** 3.94m x 4.25m (12'11" x 13'11")

Window to the front aspect, radiator.

**Bedroom Three** 4.41m x 3.62m (14'6" x 11'11")

Window to the rear aspect, radiator.

**Bedroom Four** 2.73m x 3.03m (8'11" x 9'11")

Window to the rear aspect, radiator.

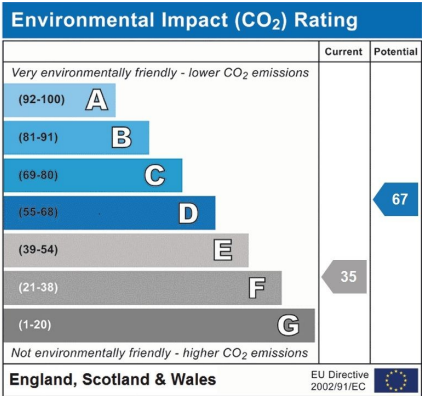
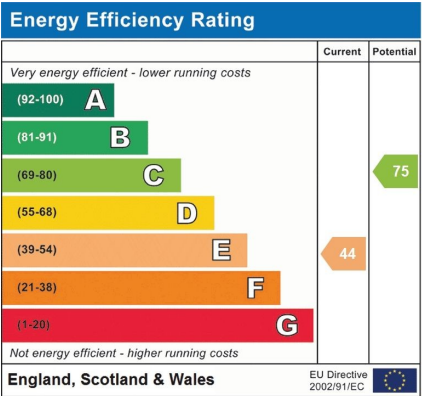




**Bathroom 2.73m x 2.05m (8'11" x 6'9")**

Newly fitted bathroom with window to the rear aspect, bath, shower cubicle and wash hand basin.





## Exterior

Large formal front garden laid to lawn with mature trees, and side driveway for off road parking.

The rear garden features a raised patio area, and paved courtyard garden beyond. There is covered area to the side of the property providing further storage.



### Disclosure

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.