



**23 Albert Road
Southport, PR9 0LF, £370,000
'Subject to Contract'**

Occupying a prime residential position just moments from the iconic Lord Street and Southport town centre, this charming double-fronted semi-detached family home combines character, generous proportions and versatile accommodation. Offered with the advantage of vacant possession and no onward chain, the property provides a wonderful blank canvas for a new owner to create their ideal family home. Beautifully presented throughout, the accommodation centres around a superb open-plan dining kitchen with feature central island, creating the perfect hub for modern family living and entertaining. Two elegant reception rooms, together with a ground floor shower room/WC, provide flexible living space, whilst the first floor offers four generous double bedrooms, the principal bedroom benefiting from its own dressing room, in addition to a well-appointed family bathroom. Outside, established gardens provide a delightful setting for relaxation, while the substantial lower ground floor incorporates a large garage together with extensive cellar storage, offering exceptional parking, workshop and storage facilities. Ideally situated within easy walking distance of Lord Street's renowned shops, cafés and restaurants, together with the Promenade and excellent transport links, this is a rare opportunity to acquire a character home ready to be personalised and enjoyed for years to come.

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Southport's Estate Agent

Open Entrance Vestibule

Tiled flooring and steps leading up via glazed inner door to...

Entrance Hall

Stripped flooring with dado rail and coving. Stairs lead to first floor with handrail, spindles and newel post. Entrance hall continues with Upvc double glazed sash side window and access via concealed staircase to lower ground floor and subterranean garage.

Living Room - 5.16m x 4.55m (16'11" into bay x 14'11")

Upvc double glazed sash bay windows with partial plantation fitted shutters to front. Stripped wooden flooring, picture rail, coving and ceiling rose.

Dining Room - 6.38m x 4.22m (20'11" x 13'10" into recess)

Two Upvc double glazed sash windows with partial plantation shutters to front. Fireplace with tiled interior, hearth and stained wooden fire surround (not currently in use) Stripped wooden flooring, picture rail and wall freezer over with ornate coving and ceiling rose. Inner door provides access to....

Hallway

Leading to dining kitchen and further door leading to...

Ground Floor Shower Room/ WC - 1.57m x 2.31m (5'2" x 7'7")

Glazed sash window to rear, three piece suite comprising of low level WC with pedestal wash hand basin and step in shower enclosure including 'Triton' electric shower and part wall tiling. Useful storage shelving to one wall recess.

Dining Kitchen - 4.29m x 8.18m (14'1" reducing to 8'10" x 26'10" overall)

Dining area open plan to breakfast kitchen with glazed window and door leading via steps down to rear garden. Separate Upvc double glazed sash style window overlooks garden to the rear. Kitchen includes a number of built in base units with cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating one and half bowl sink unit with mixer tap and drainer. Central island unit incorporated breakfast bar with further base units and shelving. Appliances include five burner gas hob with electric oven and grill, space is available for free standing fridge freezer and plumbing for both washing machine and dishwasher. Part wall tiling.

First Floor

Half landing with Upvc double glazed sash style window so side, dado rail and coving. Loft access.

Bedroom 1 - 5.33m x 4.32m (17'6" x 14'2" into recess)

Two Upvc double glazed sash style windows to front of property with fitted fire surround stripped wooden flooring and coving. Door leads to....

Dressing Room - 1.55m x 3.66m (5'1" x 12'0")

Currently arranged as a dressing room with potential for ensuite subject to the formal planning and consent being obtained and including arched Upvc double glazed sash window to front and stripped wooden flooring.

Bedroom 2 - 4.39m x 4.6m (14'5" x 15'1" into recess)

Upvc double glazed arched sash window to front, fireplace with tiled interior hearth and fire surround, stripped wooden flooring.

Bedroom 3 - 3.94m x 3.71m (12'11" x 12'2" into recess)

Upvc double glazed sash window to rear, bedroom currently arranged as a home office.

Bedroom 4 - 4.24m x 4.57m (13'11" x 15'0" into recess)

Upvc double glazed sash window to rear and coving.

Bathroom/ WC - 2.69m x 2.11m (8'10" x 6'11")

Opaque Upvc double glazed sash window, three piece white suite comprising of low level WC, pedestal wash hand basin and panelled bath with tiled walls, tile effect vinyl covered flooring.

Lower Ground Floor

Lower ground hall housing 'Ariston' combination style central heated boiler system. Electric light and power. Doors lead to a number of useful rooms.

Room 1 - 5.23m x 4.88m (17'2" into bay x 16'0" into recess)

Electric light and power and housing electric consumer unit with separate door and step leading down to....

Subterranean Garage - 6.6m x 4.27m (21'8" x 14'0")

Up and over door to driveway front access, electric light and power.

Outside

Hard surface access to front provides off road parking via driveway for numerous vehicles with access to subterranean garage via up and over door. Secure gated side access leads to rear of property, garden enclosed patio and lawn and timber garden shed.

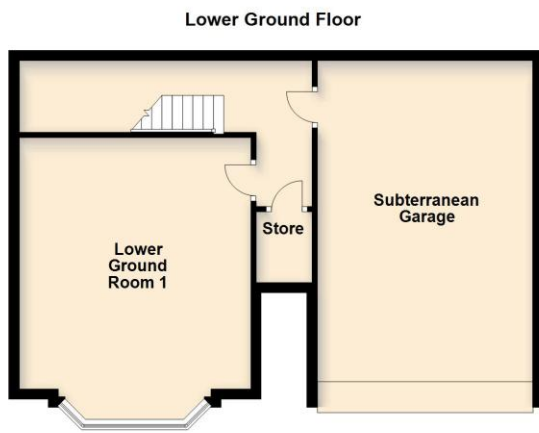
Council Tax

Sefton MBC band E.

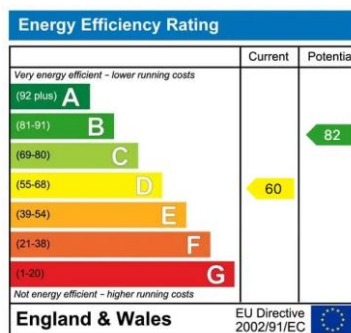
Tenure

Freehold.





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



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