



73 Virginia Street, Southport, PR8 6SJ

£260,000

Subject to Contract

Discover this beautifully presented three-bedroom semi-detached property, perfectly blending modern living with comfortable spaces. Situated in a convenient location, this home offers superb living accommodation ideal for families or those seeking a contemporary lifestyle. From the welcoming vestibule, you are led into an inviting entrance hall, flowing seamlessly into a spacious lounge, a modern kitchen, and a dining room that opens to an enclosed yard. Upstairs, three well-proportioned bedrooms and a stylish family bathroom complete the accommodation. Outside, the property benefits from a driveway and a single garage, providing ample off-road parking, alongside a charming front garden. This home is ideally positioned for easy access to local amenities and transport links. Early viewing is highly recommended to appreciate the quality and space on offer.

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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

Enclosed Vestibule

Upvc double-glazed double outer doors. Fielded and panelled inner door leading to...

Entrance Hall

Tall wall-mounted radiator, stairs leading to the first floor and light grey woodgrain laminate flooring.

Lounge - 6.35m x 3.66m (20'10" into bay x 12'0")

Upvc double-glazed and leaded bay window. Feature media wall incorporating decorative panelling, space for widescreen television, storage cupboards below and recessed spotlighting.



Kitchen - 4.06m x 3.71m (13'4" x 12'2")

Upvc double-glazed and leaded windows overlooking the front garden. Stainless steel single-bowl sink unit with mixer tap. A range of Granite working surfaces incorporating base units with cupboards and drawers, matching wall cupboards and glazed display cupboards. 'Hotpoint' four-ring gas hob with cooker hood above and electric oven below. Integrated dishwasher and recessed housing for an American-style fridge freezer. Mid-height wall tiling, tiled flooring and recessed spotlighting. Opening leading to...



Dining Room - 3.35m x 1.83m (11'0" x 6'0")

Upvc double-glazed window and Upvc double-glazed door with leaded glazed insert. Tiled flooring and recessed spotlighting.

Utility Room - 2.57m x 2.08m (8'5" x 6'10")

Two Upvc double-glazed windows. Plumbing for automatic washing machine, woodgrain laminate flooring and wall-mounted 'Vaillant' gas central heating boiler.



First Floor Landing

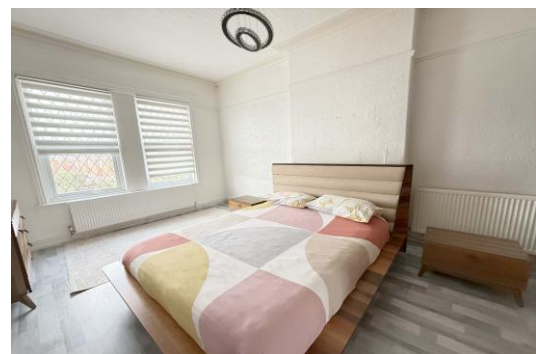
Access to the following accommodation.

Bedroom 1 - 5.49m x 3.66m (18'0" x 12'0")

Upvc double-glazed and leaded window. Woodgrain laminate flooring.

Bedroom 2 - 2.97m x 2.82m (9'9" x 9'3")

Upvc double-glazed and leaded window. Woodgrain laminate flooring.



Bedroom 3 - 3m x 2.06m (9'10" x 6'9")

Upvc double-glazed and leaded window. Grey woodgrain laminate flooring.

Bathroom - 1.78m x 2.44m (5'10" x 8'0")

Modern white suite comprising P-shaped panelled bath with glazed shower screen, waterfall mixer tap, thermostatically controlled shower with handheld attachment and rainfall showerhead. Vanity wash hand basin with storage cupboards below and low-level WC. Complementary tiled walls, chrome heated towel rail/radiator, recessed spotlighting and Upvc double-glazed window.



Outside

Off-road parking is provided to the front of the property, together with a garage positioned to the side. A garage measures 16'10" x 10'0" (internal measurements) Installed with electric light and power supply. To the rear is an enclosed yard. The front garden is screened by established shrubbery and incorporates an ornamental flower bed.

Council Tax

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

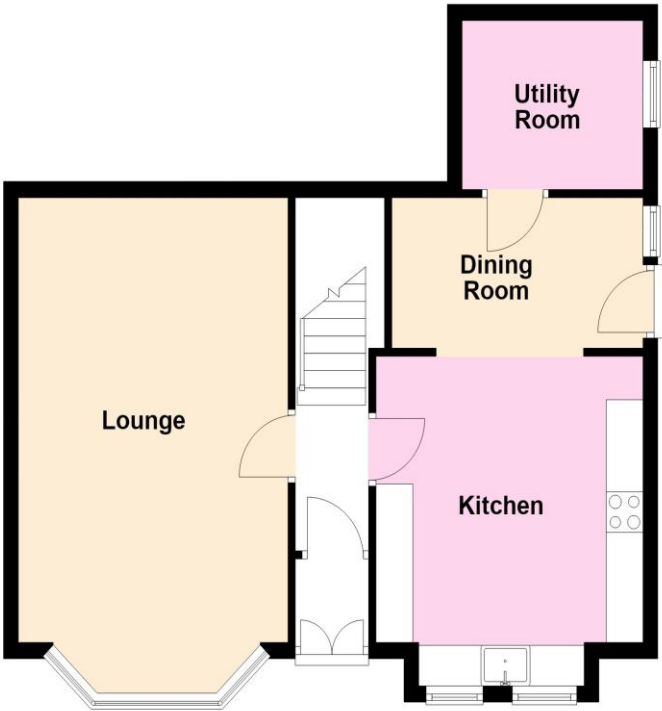
Tenure

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



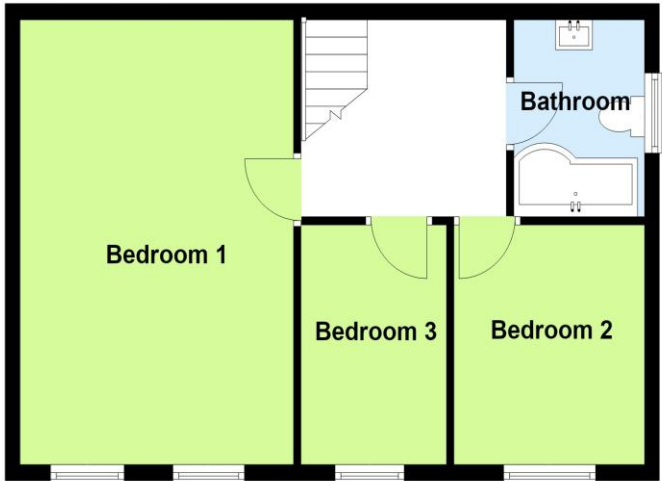
Ground Floor

Approx. 53.5 sq. metres (576.1 sq. feet)

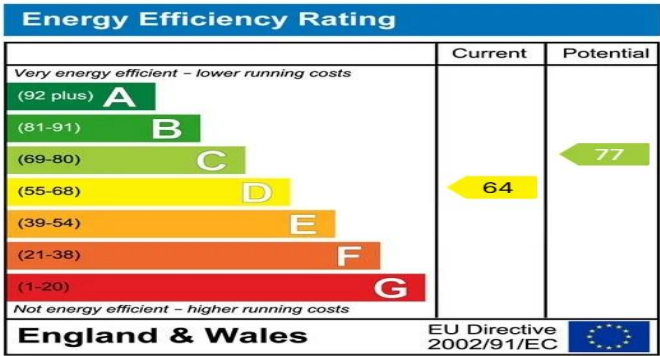


First Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



Total area: approx. 100.0 sq. metres (1076.3 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.