



**10 Fir Street  
Southport, PR8 6HD  
Offers Over £100,000 Subject to Contract**

- **Attention Builders, Developers. Substantially Reduced for early Sale. Cash Offers Only.**
- **Available to View Saturday 27th April 10.00 until 12.00, No Appointment Needed.**

A centrally heated and double-glazed semi-detached family house, situated in a popular and established residential location. The location is convenient for nearby primary and secondary schools and bus services providing access to the Southport Town Centre. The accommodation which would benefit from a programme of modernisation, briefly includes; vestibule, entrance hall, lounge, dining room, kitchen and utility room, with three bedrooms and a shower room to the first floor. There are gardens to the front and rear and the property is offered for sale with No Chain Delay.

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*Southport's Estate Agent*

## Enclosed Vestibule

Upvc double-glazed double outer storm doors. Inner door to...

## Entrance Hall

Laminate flooring, stairs to first floor.

## Lounge - 4.27m x 3.66m (14'0" into bay x 12'0")

Upvc double glazed bay window, laminate flooring. Tiled fire surround.

## Dining Room - 3.76m x 3.66m (12'4" x 12'0") extending to 12'11"

Upvc double-glazed window, laminate flooring. Fixture cupboards and drawers to recess. Gas fire and surround.

## Kitchen - 2.36m x 3.4m (7'9" x 11'2")

Two Upvc double-glazed windows and outer door. Single drainer stainless steel sink unit with a range of base units with cupboards and drawers, wall cupboards, working surfaces. Four-ring electric hob with cooker hood above and electric oven below. Under stairs pantry.

## Utility Room - 2.49m x 2.29m (8'2" x 7'6")

'Potterton' gas central heating boiler, plumbing for washing machine.

## First Floor Landing

### Bedroom 1 - 3.53m x 5.08m (11'7" x 16'8")

Two Upvc double-glazed windows.

### Bedroom 2 - 3.4m x 2.44m (11'2" x 8'0")

Upvc double glazed window

### Bedroom 3 - 2.31m x 3.2m (7'7" x 10'6")

Upvc double glazed window.

### Shower Room - 3.2m x 1.32m (10'6" x 4'4")

Wash hand basin, low-level Wc, shower enclosure. Upvc double glazed window.

## Outside

There are gardens to the front and rear with an extensive rear garden

## Tenure

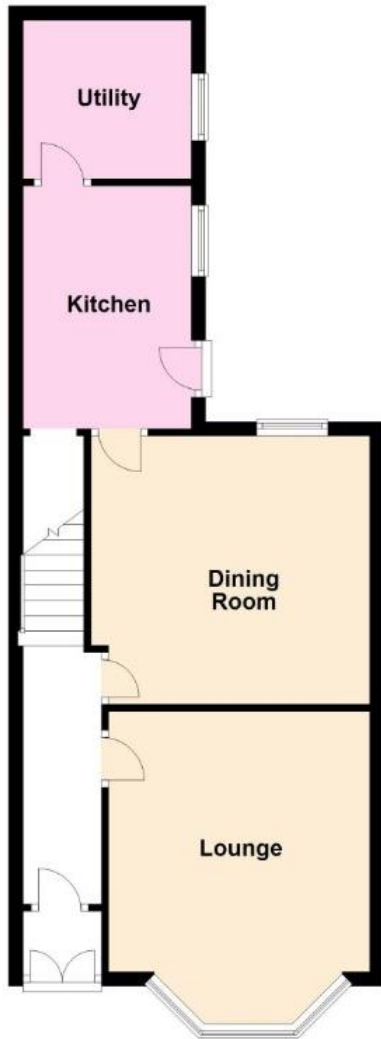
The tenure of the property is Freehold.

## Council Tax

Sefton MBC, Council Tax Band A.



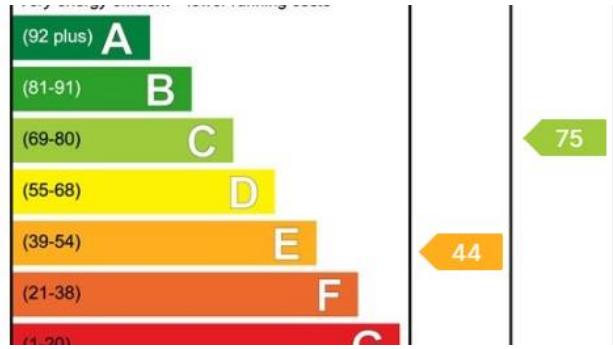
**Ground Floor**



**First Floor**



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



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