

**For Sale**

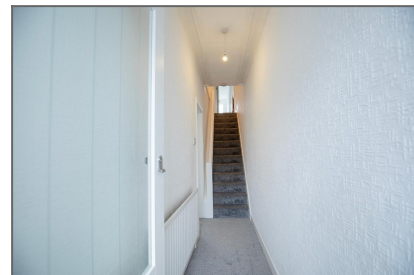
**Milton Street, PR9 7AJ**



**£195,000 - Available**

**3 bedroom Semi-Detached**

- ✓ **3 Bedroom Semi Detached**
- ✓ **Beautifully Presented Throughout**
- ✓ **Extensive Rear Garden**
- ✓ **Ideal For First Time Buyers**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Modern Family Bathroom**
- ✓ **Spacious Kitchen/Dining Room**
- ✓ **EPC Rating - 'D'**



## Description

Bailey Estates is delighted to present this charming three-bedroom semi-detached property, located on the desirable Milton Street in Southport. This home offers a fantastic opportunity for first-time buyers or families seeking a spacious and well-connected residence. With no onward chain, this property allows for a smooth and prompt purchase with minimal delays.

Arriving at the property, you are greeted by a gated driveway providing off-road parking, alongside a neatly maintained front lawn. A welcoming porch leads you into the entrance hallway, where the staircase rises ahead to the first floor. A door to the left guides you into the main downstairs living areas. At the front of the home, there is a bright lounge benefitting from a bay window that floods the space with natural light. This room is open to the rear sitting area, which features an electric fireplace and a rear-facing window, allowing light to flow freely throughout both reception areas.

From the sitting room, a door leads through to a spacious rear kitchen and dining area. This modern space is fitted with a four-ring gas hob, electric oven, and is flooded with natural light from two large rear-facing windows. A door provides direct access out onto the rear garden, and there is also handy access to under-stairs storage.

Upstairs, a split-level landing leads first to a well-sized rear bedroom and a family bathroom. Continuing up, there are two further generous bedrooms, one overlooking the rear garden, and a spacious master bedroom positioned at the front of the home.

The rear garden is a real surprise, offering a fantastic amount of space. It begins with a paved patio area, perfect for seating or outdoor dining, and leads onto an expansive grass lawn. With no immediate overlooking neighbours, this outdoor space enjoys a good level of privacy and plenty of potential for family use or gardening enthusiasts. A side gate provides convenient access to the front of the property.

Milton Street is ideally located in the Blowick area of Southport, a well-established residential neighbourhood offering excellent local amenities. The area is well served by shops, supermarkets, and recreational facilities, as well as public transport links, nearby bus routes and Southport Train Station provide quick and convenient access to surrounding areas. Families will also appreciate the choice of reputable primary and secondary schools nearby, along with further education at Southport College.

This fantastic family home is ready for its next chapter and is not to be missed. Call Bailey Estates today on 01704 564163 to arrange your viewing.

## Location



Leaving Bailey Estates office head south on Liverpool Road, take the first left onto St Peters Road, then the first right onto Claremont Road. At the cross street turn left onto Eastbourne Road, continue to follow for 1.3 miles then at the lights turn right onto Sussex Road. After the bridge turn left onto Tithebarn Road continuing onto Bispham Road, then right onto Wennington Road. Take your second left onto Milton Street where this property will be on your right.

## Ground Floor

**Porch - 4' 9" x 2' 10" (1.46m x 0.87m)**

**Entrance Hallway - 10' 10" x 2' 11" (3.32m x 0.9m)**

**Living Room - 12' 2" x 10' 1" (3.71m x 3.08m)**

**Lounge - 12' 9" x 10' 1" (3.9m x 3.08m)**

**Kitchen/Dining Room - 19' 9" x 7' 11" (6.04m x 2.42m)**



## First Floor

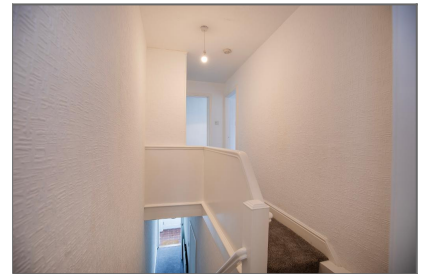
**First Floor Landing - 12' 10" x 5' 4" (3.93m x 1.64m)**

**Bedroom 1 - 12' 11" x 9' 10" (3.96m x 3m)**

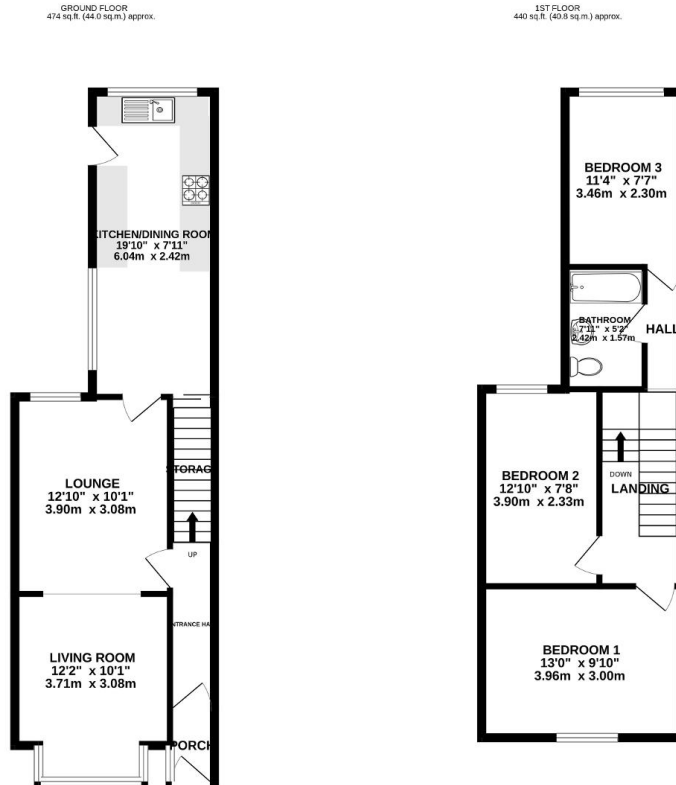
**Bedroom 2 - 12' 9" x 7' 7" (3.9m x 2.33m)**

**Family Bathroom - 7' 11" x 5' 1" (2.42m x 1.57m)**

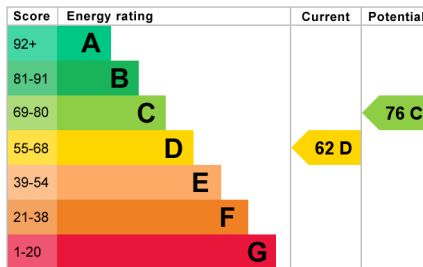
**Bedroom 3 - 11' 4" x 7' 6" (3.46m x 2.3m)**



## Floorplans



TOTAL FLOOR AREA: 913 sq.ft. (84.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Additional Information

Council Tax Banding - B  
 Local Authority - Sefton Council

Tenure: Freehold

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of

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