

For Sale

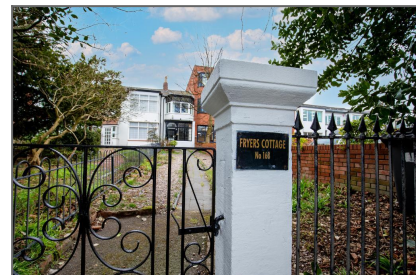
Lord Street, PR9 0QA



Offers in Excess of £239,950 - Available

2 bedroom Cottage

- ✓ **2 Bedroom Victorian Cottage**
- ✓ **Surprisingly Spacious Throughout**
- ✓ **Central Lord Street Location**
- ✓ **Off Road Parking To The Rear**
- ✓ **Presented Over '3' Floors**
- ✓ **Bathroom & Shower Room**
- ✓ **No Onward Sales Chain Delay**
- ✓ **EPC Rating - 'D'**



Description

Bailey Estates is delighted to offer a rare opportunity to purchase this bespoke and charming two-bedroom period cottage residence, ideally situated on the iconic Lord Street in the heart of Southport.

Renowned for its stunning Victorian architecture, tree-lined boulevard, and vibrant atmosphere, Lord Street offers an array of boutique shops, restaurants, and cafés, all just a stones throw away. Excellent transport links make commuting a breeze, with Southport train station within walking distance, providing easy connections to Liverpool, Manchester, and beyond. Local bus routes are also conveniently available, ensuring effortless access to surrounding areas.

As you approach the property, you're welcomed by a long front garden with a paved pathway and attractive stoned borders. Stepping inside the spacious ground floor is five rooms deep and needs to be viewed to appreciate the space throughout. A porch leads into a bright and airy front reception room, where natural light floods in through the large windows, complete with charming stained-glass top panels. Continuing through an inner hallway, the staircase rises to the first floor, while a further door leads into a versatile second reception room, ideal as a dining space or additional living area.

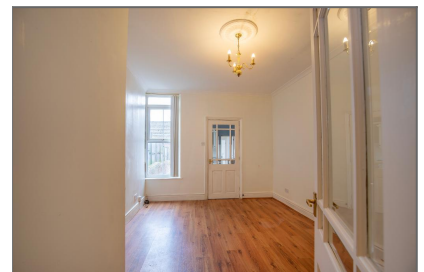
At the rear, the fitted kitchen boasts ample upper and lower storage, along with an integrated electric oven and a four-ring gas hob. Beyond the kitchen, a flexible rear room offers the potential for a third reception area, home office, or utility space. A large window ensures plenty of natural light, and a UPVC door provides access to the rear courtyard. This room also leads to a spacious ground-floor bathroom, featuring a WC, bathtub with shower attachment, and a washbasin.

Upstairs, the first floor presents two generous double bedrooms, both benefiting from fitted wardrobes. The front bedroom is particularly impressive, showcasing a beautiful bay window with stained-glass accents and delightful views over Lord Street. A well-appointed shower room on this level includes a shower cubicle, WC, and washbasin.

The second floor offers a spacious versatile loft room with a skylight, perfect for use as additional storage, a home office, or even a playroom.

Externally, the rear of the property features an enclosed courtyard-style garden with double iron gates, providing the rare advantage of off-road parking in such a central location. Additionally, there is further space to park externally behind the gates, offering both convenience and practicality.

This is a rare opportunity to secure a character home in such a sought-after location, offering the perfect blend of character, convenience, and versatility. Don't miss out, call Bailey Estates today on 01704 564163 to arrange your viewing!



Location

Leaving Bailey Estates office head north through the village, over the train tracks, at the second set of traffic lights turn right onto Lulworth Road. Continue for approximately 1.5 miles continuing straight over the mini roundabout continuing onto Lord Street. After the traffic lights with Hill Street the property will be on the right hand side of Lord Street.

Ground Floor

Porch - 3' 4" x 2' 10" (1.02m x 0.87m)

Reception Room 1 - 16' 8" x 8' 9" (5.1m x 2.68m)

Hallway - 5' 4" x 6' 0" (1.63m x 1.83m)

Reception Room 2 - 14' 10" x 10' 8" (4.54m x 3.26m)

Kitchen - 13' 5" x 7' 0" (4.09m x 2.14m)

Utility Room - 10' 5" x 7' 7" (3.19m x 2.34m)

Bathroom - 7' 7" x 6' 0" (2.34m x 1.84m)



First Floor

Landing - 9' 10" x 8' 9" (3.02m x 2.67m) (maximum measurement)

Shower Room - 5' 10" x 5' 4" (1.8m x 1.63m)

Bedroom 1 - 16' 8" x 8' 9" (5.1m x 2.68m)

Bedroom 2 - 10' 4" x 8' 11" (3.15m x 2.74m)

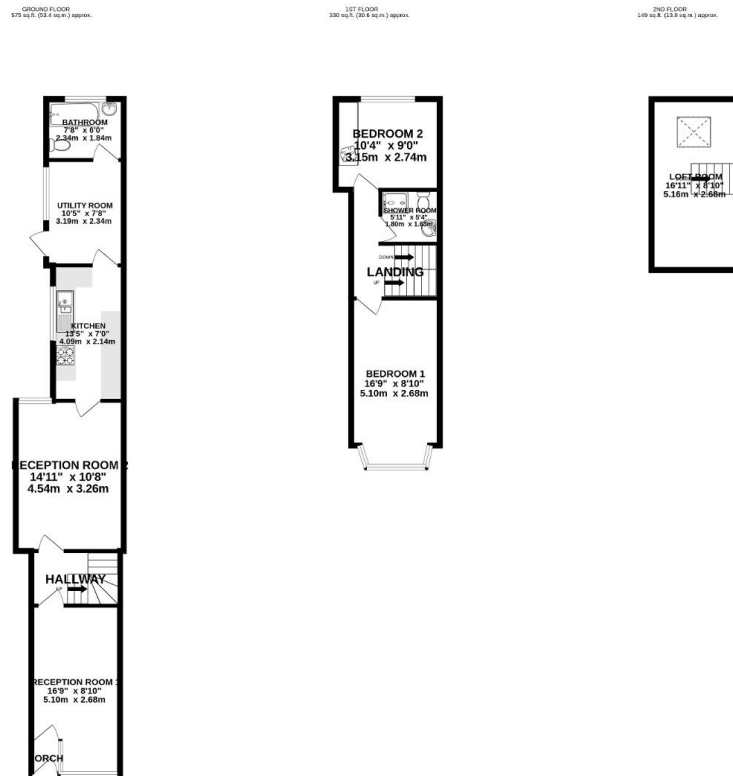


Second Floor

Loft Room - 16' 11" x 8' 9" (5.16m x 2.68m)



Floorplans



TOTAL FLOOR AREA: 1053 sq.ft. (97.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, balconies, porches 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 be used as such by any prospective purchaser. The furniture, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 62025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Banding - D
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

any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.