

For Sale

Sefton Street, PR8 6SL



Offers in Excess of £465,000 - Available

4 bedroom Detached

- ✓ **4 Bedroom Detached**
- ✓ **Bathroom & En Suite Shower Room**
- ✓ **Characterful Throughout**
- ✓ **Bright & Spacious Throughout**
- ✓ **2 Reception Rooms**
- ✓ **Sun Catching Rear Garden**
- ✓ **Gated Driveway Parking**
- ✓ **EPC Band Rating - 'E'**



Description

Bailey Estates is thrilled to present this truly unique four-bedroom detached residence, quietly tucked away off Sefton Street in Southport, a prime and sought-after location offering the perfect blend of convenience, charm, and privacy.

Situated behind the main row of houses, this property enjoys an exclusive setting all of its own, accessed via a gated private driveway that opens out to generous off-road parking and a paved patio seating area at the front. This peaceful position offers a rare sense of seclusion, while still being within easy reach of everything Southport has to offer.

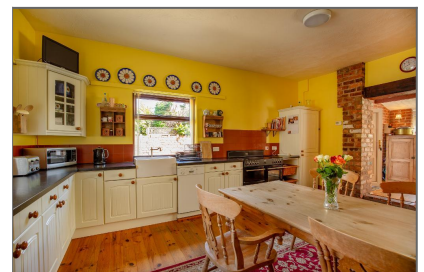
Sefton Street is ideally positioned for both families and professionals. Southport town centre is just a short distance away, offering a wide array of shops, supermarkets, restaurants, and leisure facilities. For commuters, excellent transport links are on hand with nearby bus routes and Southport Train Station, providing direct services to Liverpool, Manchester, and beyond. Families will appreciate the proximity to well-regarded local schools including Linaker Primary School, Holy Trinity Primary, and Greenbank High School, St Philip's School, as well as KGV College for further education.

Arriving at the property, the exterior immediately impresses with ample gated parking space and a welcoming paved patio, ideal for outdoor seating. The property's unique layout sees the front door positioned at the side, tucked neatly toward the rear of the home.

Entering through the side entrance, you are welcomed into a hallway that flows seamlessly through to both the front kitchen and rear sitting room. The kitchen is bright and spacious, exuding a charming cottage-style feel with a range of upper and lower units, plentiful workspace, and a large dining area; perfect for entertaining. A standout feature is the range cooker with electric ovens and electric hob.

The rear sitting room is wonderfully light and airy thanks to large windows that overlook the private rear garden. From here, a door leads to an inner hallway where you'll find a stylish family bathroom complete with a corner bath, vanity unit with sink, and WC. Also accessed from this hall is a front-facing double bedroom with built-in storage, an understairs laundry/storage cupboard, and a separate front-facing lounge. This characterful lounge boasts impressive high ceilings with exposed beams and barn-style upper windows. Double patio doors open to the front garden, and a feature staircase rises to the first floor.

Upstairs the accommodation continues to impress, the front-facing double bedroom includes handy storage, while a third bedroom ideal as a single room or study, sits adjacent. The showstopping master suite features a beautiful dressing area with Velux skylight and a unique internal window overlooking the lounge below. This space flows elegantly into the master bedroom which also enjoys a



mix of skylight and traditional front-facing windows, plus a sleek, modern en-suite shower room.

The rear garden is a private and peaceful retreat, mainly laid to lawn and surrounded by mature borders, creating a sense of natural seclusion. A paved patio wraps around the side of the property and connects to the front garden area, providing multiple outdoor spaces to enjoy throughout the day.

This is a home brimming with charm, individuality, and warmth rarely found in such a central Southport location. Early viewing is strongly advised to truly appreciate all that this unique property has to offer.

Call Bailey Estates today on 01704 564163 to arrange your personal viewing.

Location

Leaving Bailey Estates office head down Bolton Road then at the end turn left then immediately right onto Clarence Road.

At the end of the road turn right onto Upper Aughton Road then the first left onto Mosley Street. At the end of the road turn right onto Banastre Street, then the first left onto Sefton Street. Continue down Sefton Street for approximately 0.6 miles once you have crossed over Scarisbrick New Road, you cross over Arbour Street and this wonderful property is accessed down a private driveway behind 19 Sefton Street.

Ground Floor

Entrance Hallway - 12' 11" x 7' 11" (3.95m x 2.43m)

Kitchen/Dining Room - 17' 11" x 12' 5" (5.47m x 3.81m)

Lounge - 17' 11" x 9' 10" (5.47m x 3m)

Sitting Room - 14' 9" x 12' 5" (4.52m x 3.81m)

Hall - 8' 6" x 2' 7" (2.6m x 0.81m)

Bathroom - 9' 3" x 6' 3" (2.83m x 1.91m)

Bedroom 1 - 11' 8" x 9' 3" (3.56m x 2.83m)

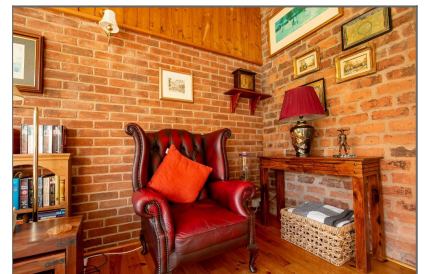
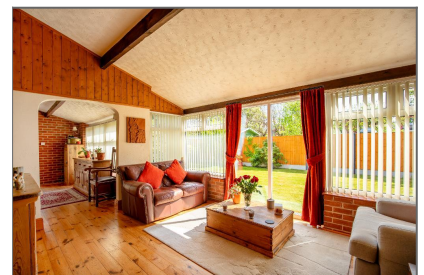
First Floor

First Floor Landing - 6' 6" x 6' 1" (2m x 1.86m)

Bedroom 2 - 11' 2" x 9' 3" (3.41m x 2.83m)

Bedroom 3 - 8' 6" x 6' 9" (2.61m x 2.06m)

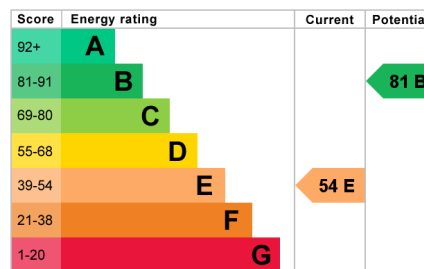
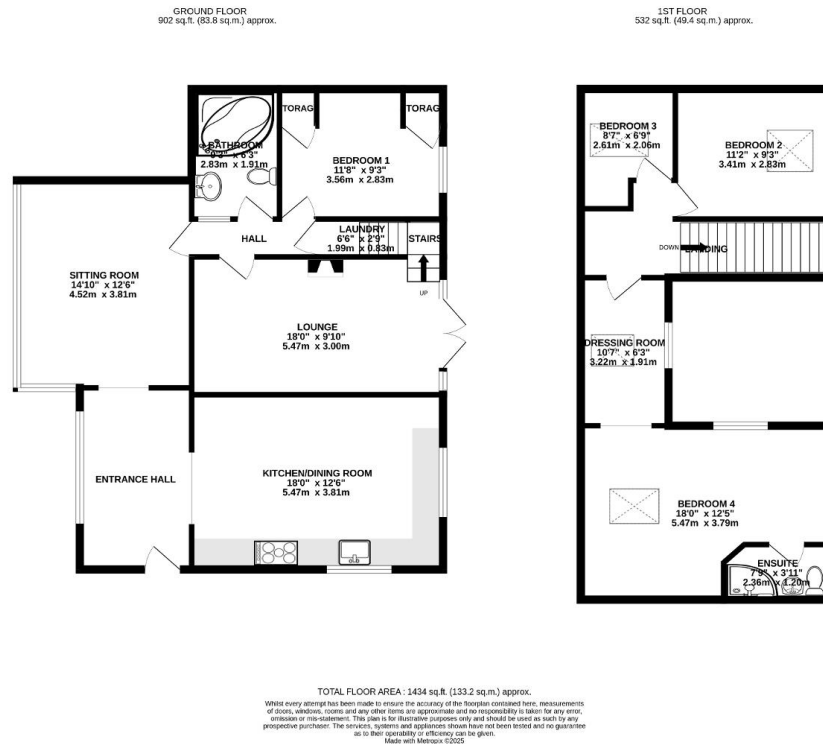
Dressing Room - 10' 6" x 6' 3" (3.22m x 1.91m)



Bedroom 4 - 17' 11" x 12' 5" (5.47m x 3.79m)

En-Suite Shower Room - 7' 8" x 3' 11" (2.36m x 1.2m)

Floorplans



Additional Information

Council Tax Banding - A
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.