

**AI ENHANCED**

*Chris Tinsley*



**74 Bath Street North,  
Southport, PR9 0DJ  
£185,000  
'Subject to Contract'**

Located just moments from the vibrant heart of Southport, this charming treble-fronted cottage offers a wonderful blend of character, charm and everyday convenience. Tucked away within easy walking distance of the elegant shops, cafés and restaurants along Lord Street, the property enjoys an enviable position close to some of the town's most loved landmarks, including Marine Lake and Southport Promenade. While the home already offers a wealth of character, it would benefit from a programme of improvement, presenting an exciting opportunity for buyers to modernise and personalise the space to their own taste. As such, the property provides a wonderful blank canvas, with the benefit of enhanced AI staging used within the marketing to help illustrate the potential and showcase what could be achieved. Full of personality, the home welcomes you with two inviting reception rooms, perfect for relaxing or entertaining, alongside a bright breakfast kitchen that forms the heart of the home. Upstairs, the accommodation continues with two well-proportioned bedrooms and a family shower room/WC, making it ideal for couples, small families or those seeking a charming coastal retreat. Externally, the property benefits from a beautifully enclosed front garden, thoughtfully stocked with established planting that enhances the cottage's attractive façade. A particularly valuable feature for such a central location is the off-road parking, accessed via an easement to a private driveway. Combining period appeal with an outstanding location just moments from the amenities, seafront and transport links of Southport, this unique cottage presents a rare opportunity to create a truly special home in the heart of the town.

### Living Room - 4.17m x 3.68m (13'8" x 12'1" overall measurements)

Upvc double glazed window to front, gas fire to chimney breast over tiled hearth including mantle piece. Glazed and leaded window to front. Turned stairs to the first floor with handrail. Exposed beams to ceiling. Parquet flooring. Open plan access to...

### Snug - 4.14m x 2.44m (13'7" x 8'0" into recess)

Upvc double glazed window to front. Onate fireplace with tiled interior, hearth and wooden mantle piece. Parquet flooring continues.

### Kitchen - 3.96m x 3.28m (13'0" x 10'9")

Upvc double glazed window and door to side. Base units, working surfaces and single bowl sink unit with drainer. Space for cooker, plumbing for washing machine. Space for free standing fridge freezer. Partial tiled flooring. Wall mounted 'Vaillant' central heating boiler.

### Landing - 0m x 0m (0'0" x 0'0")

Upvc double glazed window, stripped wooden flooring. Fitted wardrobe to recess. Stripped wooden flooring.

### Bedroom 2 - 2.36m x 3.71m (7'9" x 12'2" overall measurements into recess)

Upvc double glazed window. Built-in cupboard and stripped wooden flooring.

### Bathroom/WC - 2.11m x 1.65m (6'11" x 5'5")

Opaque Upvc double glazed window. Three-piece white suite comprising of low-level WC, panelled bath and pedestal wash hand basin. Glazed window to rear. Tiled walls and flooring.

### Outside

Tucked away at the head of a private ginnel just off Bath Street North, this property enjoys a prime central Southport location, moments from historic Lord Street and the town's rich array of shops, eateries, and the scenic promenade. Accessed via a right of way down the ginnel (easement title copy of the deed is filed at the Land Registry under reference **MS148242**), the property offers off-road parking on its private driveway. The front garden is enclosed and well established, adorned with a variety of plants, shrubs, and trees. A side carport adjoins the property, leading directly to the main accommodation.

### Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. 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 Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.

### Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

### Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

### Note

Some of the property photos displayed may have been digitally enhanced or generated using artificial intelligence (AI) for illustrative purposes. These images are intended to provide a visual representation of the property and as a guideline of renovation possibilities and may not reflect its current or exact condition. Actual property features, finishes, and layout should be verified through an accompanied viewing or official documentation. No guarantees are made regarding the accuracy or completeness of AI-generated imagery.

### Note 2 (Access)

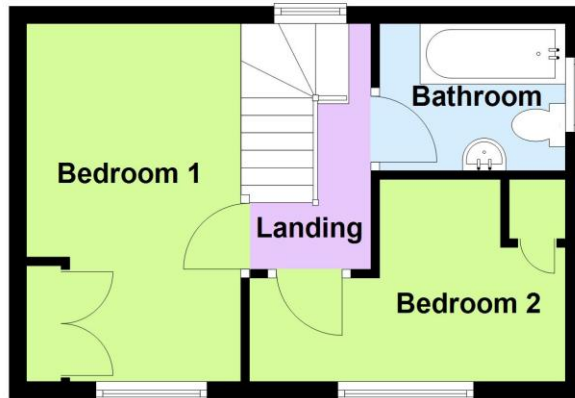
The property being sold under Land Registry Title Number **MS134493** benefits from rights granted by a Deed of Grant dated **2 April 1982** made between **Blowick Construction (Southport) Limited** and **Effie Kennedy Wilson**. A copy of the deed is filed at the Land Registry under reference **MS148242**. Interested parties should make their own enquiries via their solicitor.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.