



## 6 Shellfield Road, Southport, PR9 9UR

£1,295 PCM

Welcome to this charming property UNFURNISHED TO LET located on Shellfield Road in the picturesque town of Southport. This delightful house, built in 1877, has undergone a full renovation, ensuring a perfect blend of historical charm and modern convenience.

As you step inside, you are greeted by open plan lounge kitchen offering ample space for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms plus a Study/ 4th bedroom, providing a peaceful retreat for the whole family. With a beautifully tiled bathroom, you can unwind in style after a long day.

One of the standout features of this property is its double-glazed windows, allowing natural light to flood in while keeping the British weather at bay. Say goodbye to chilly evenings with the central heating system that will keep you warm and comfortable throughout the year.

Outside, the paved town garden offers a low-maintenance outdoor space where you can enjoy a morning coffee or host a summer barbecue. Imagine creating your own oasis in the heart of Southport, perfect for both relaxation and entertainment.

Don't miss the opportunity to make this charming house your new home. With its historical character, modern amenities, and convenient location, this property on Shellfield Road is a true gem waiting to be discovered.



## Front Exterior

Driveway for 3/4 cars

## Hallway

laminated flooring and radiator PVD double glazed entrance door

## Open plan Lounge / Kitchen

Double glazed bay window to the front and 1 x double glazed window to rear, Laminated wood flooring, radiators, tv points, kitchen comprises of a range of fitted base and wall units with a stainless steel single drainer sink with mixer tap, plumbing for dishwasher/ washing machine, electric hob, electric oven integrated and extractor hood, part tiled walls around surfaces.

## Utility Room

Double glazed window, PVC double glazed exterior door, laminated flooring, radiator combi boiler, part tiled wall range of fitted base and wall units with a stainless steel single drainer sink and mixer tap. Plumbing for washing machine

## Downstairs W.C

Double glazed window, laminated flooring, part tiled walls, radiator, low level w.c. sink with mixer taps

## First Floor Landing

Double glazed window, staircase to all floors and carpet

## Bathroom

Part tiled walls and tiled flooring, walk in shower cubical with mixer shower, panelled bath, sink and low level w.c. chrome ladder towel rail and double glazed windows

## Bedroom 2

Double glazed window, radiator, carpet

## Bedroom 3

Double glazed window, radiator, carpet

## Study / Bedroom 4

Double glazed window, radiator, carpet

## Second Floor Landing

Double glazed window, carpet and staircase

## Bedroom 1

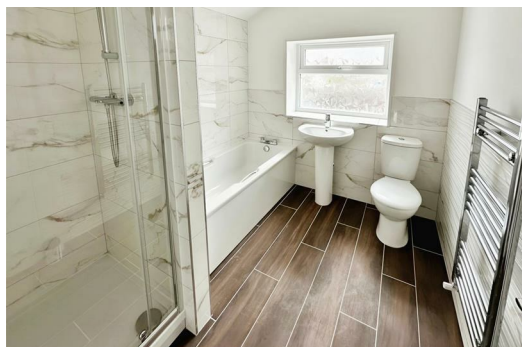
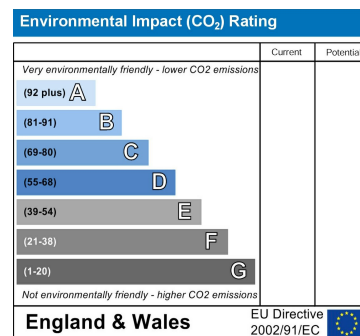
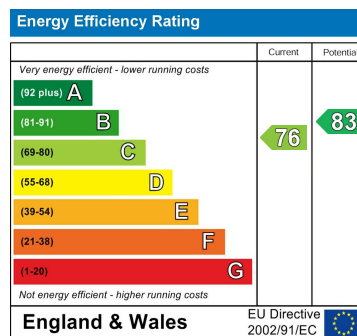
Double glazed window, radiator, carpet

## Ensuite Shower Room

Fully tiled walls and flooring, walk in shower cubical with mixer shower, sink and low level w.c.

## Rear Exterior

flagged



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

