



36 Chestnut Street, Southport
Southport


**NICHOLLS
& BARNES**
ESTATE AGENTS

Guide Price **£275,000**

36 Chestnut Street

Southport

Charming 3-bed period semi-detached house on corner plot. Spacious reception rooms, stylish breakfast kitchen, 3 double bedrooms, outbuilding for office/studio. Gardens, patio, driveway with EV charge

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Corner Plot Period Property
- Ideal Family Home
- Three Double Bedrooms
- Beautiful Kitchen/ Breakfast Room
- Two Spacious Reception Rooms
- Feature Split-Way Staircase
- Contemporary Family Bathroom
- Multi-Purpose Outbuilding
- Driveway Parking & EV Charging Point
- Desirable Residential Area



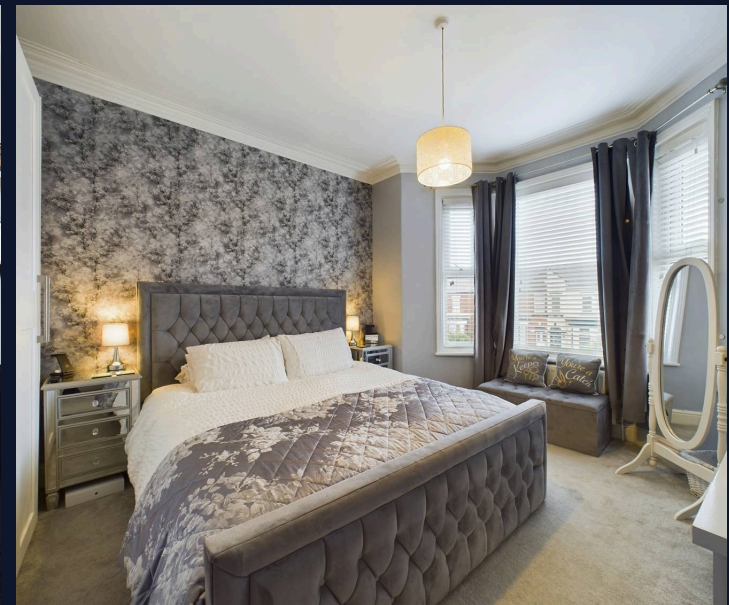
GARDEN

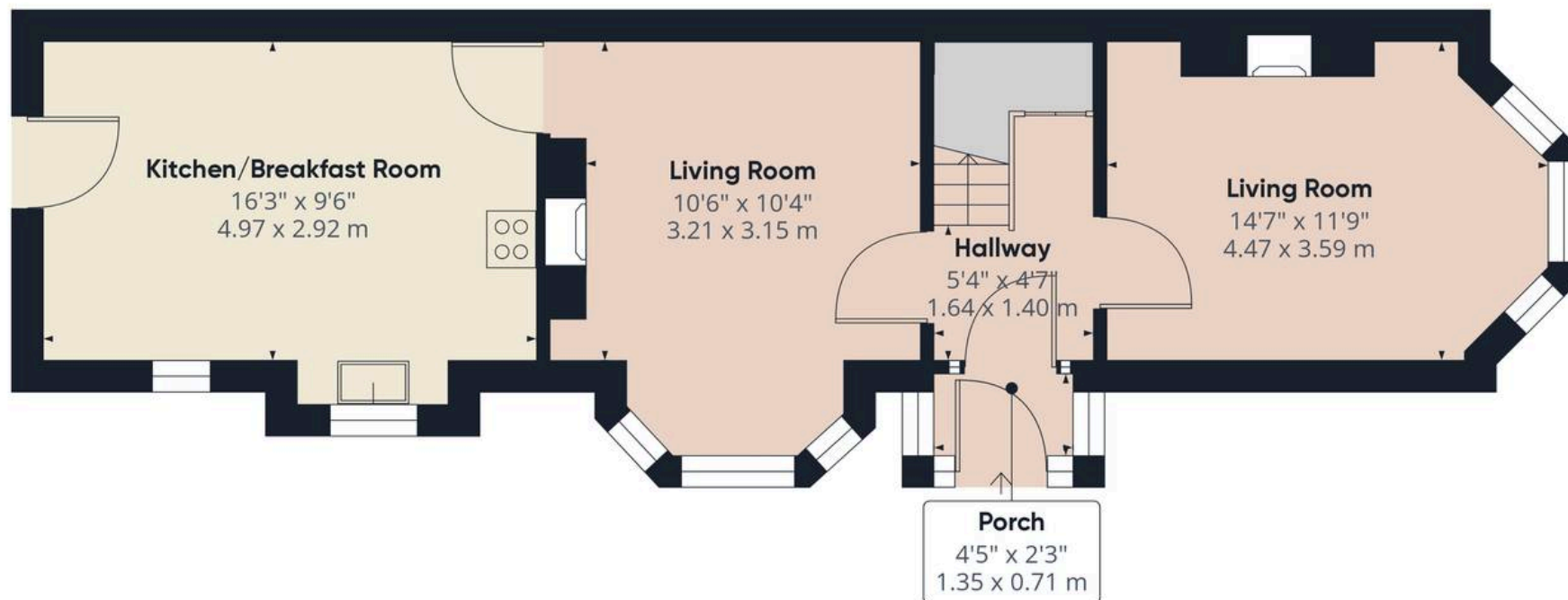
DRIVEWAY

3 Parking Spaces

EV CHARGING

1 Parking Space





Approximate total area⁽¹⁾

529.79 ft²

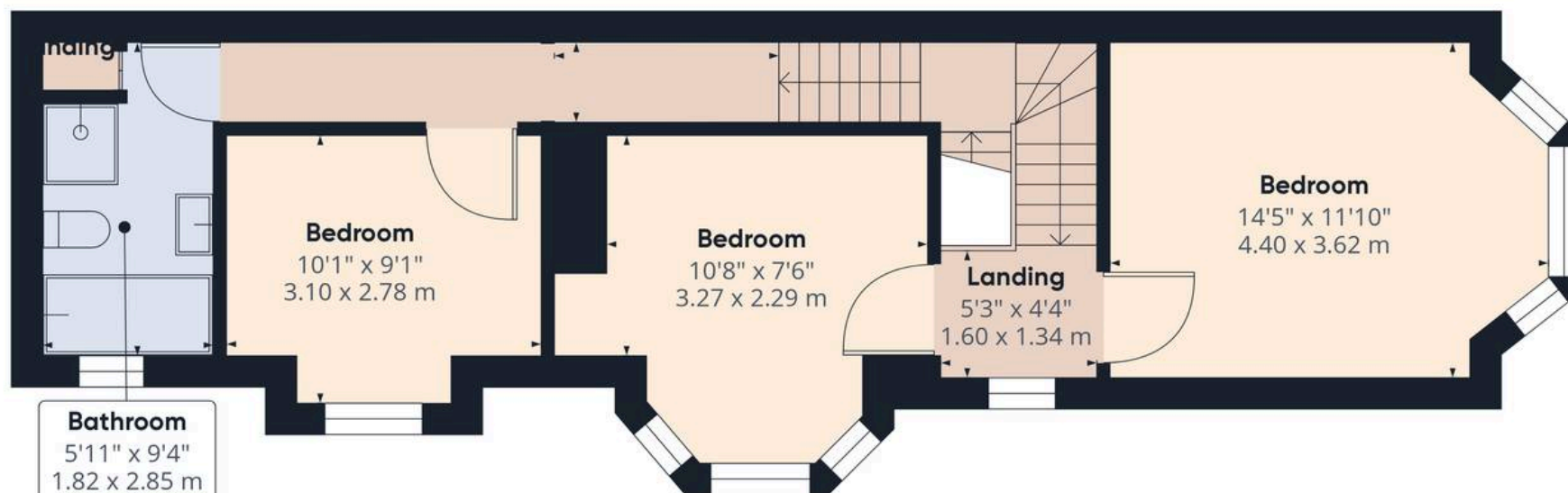
49.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Approximate total area⁽¹⁾

473.4 ft²

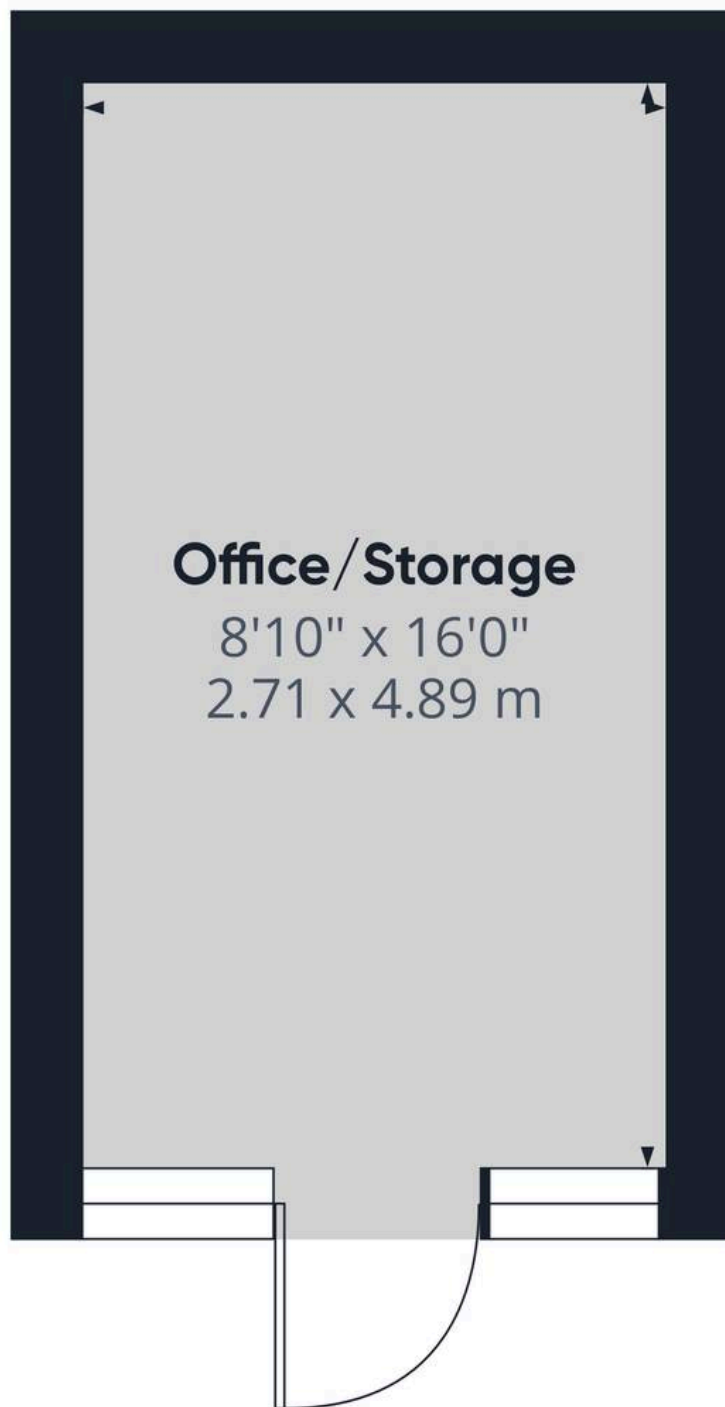
43.98 m²

(1) Excluding balconies and terraces

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GIRAFFE 360



Floor 0 Building 2

Approximate total area⁽¹⁾

141.98 ft²

13.19 m²

(1) Excluding balconies and terraces

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GIRAFFE 360



Nicholls and Barnes

43 Houghton Street, Southport – PR9 0PG

01704 541 414 • sales@nichollsandbarnes.net • nichollsandbarnes.net



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