# 11, Granby Close,
# Southport, PR9 9QG
# £289,950
# Subject to Contract

This property stands on arguably the biggest plot on Granby Close and the current owners, keen gardeners, have transformed the gardens into a gardener's delight. The versatile accommodation lends itself to a number of buyers including a growing family looking for generous living space and an extensive garden to play in, the workshop would also make the ideal home working environment. The centrally heated and double glazed accommodation of this "Howard Built" dormer house very briefly includes; entrance hall, lounge, dining room, kitchen, study/ bedroom 4, on the first floor there are three bedrooms a bathroom and Wc. There is off road parking for a number of vehicles to the front. The gardens are a particular feature with the extensive rear garden having an extensive lawn, borders, extensively stocked borders with established shrubbery, cottage and kitchen gardens, tool/storage shed together with workshop/ home office.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

**Enclosed Vestibule**
Upvc half double glazed outer door, tiled floor with mat well. Access to useful understairs storage. Figure glazed inner door leading to...

**Entrance Hall**
Stairs to first floor.

**Study/ Bedroom 4**
9'1" x 9'1", 2.77m x 2.77m
Upvc double glazed window.

**Lounge**
18'7" x 11'3", 5.66m x 3.43m
Upvc double glazed bow bay window overlooking the front garden. Electric fan assisted coal effect fire and attractive surround.

**Dining Room**
14'5" x 11'4", 4.39m x 3.45m
Upvc double glazed double doors and side windows lead to the patio and rear garden.

**Kitchen**
11'0" x 9'0" 3.35m x 2.74m
Upvc double glazed window to side and rear and upvc double glazed door to the rear garden. A range of cream, shaker style fitments including base units with cupboards and drawers, wall cupboards, wine rack, single drainer 1 1/2 bowl stainless steel sink unit with mixer tap. Part wall tiling. Under unit and plinth lighting. Recess for cooker with cooker hood above. Plumbing for washing machine. Cupboard housing 'Worcester' gas central heating boiler.

**Shower Room**
5'8" x 5'10"including shower recess , 1.73m x 1.78m
Tiled walls and floor, vanity wash hand basin with cupboard below, low level wc, shower enclosure with folding doors and Triton electric shower. Understairs storage. Upvc double glazed window.

**First Floor Landing**
Airing cupboard with hot water cylinder. A drop down ladder provides access to the extensive storage area to the loft.

**Bedroom 1**
13'3" x 11'4" overall measurements, 4.04m x 3.45m overall measurements
Upvc double glazed glazed window, an extensive range of built in fitments including recess for bed, bedside pedestals, overhead storage cupboards,wardrobes, center dressing table and drawers, double glazed windows.

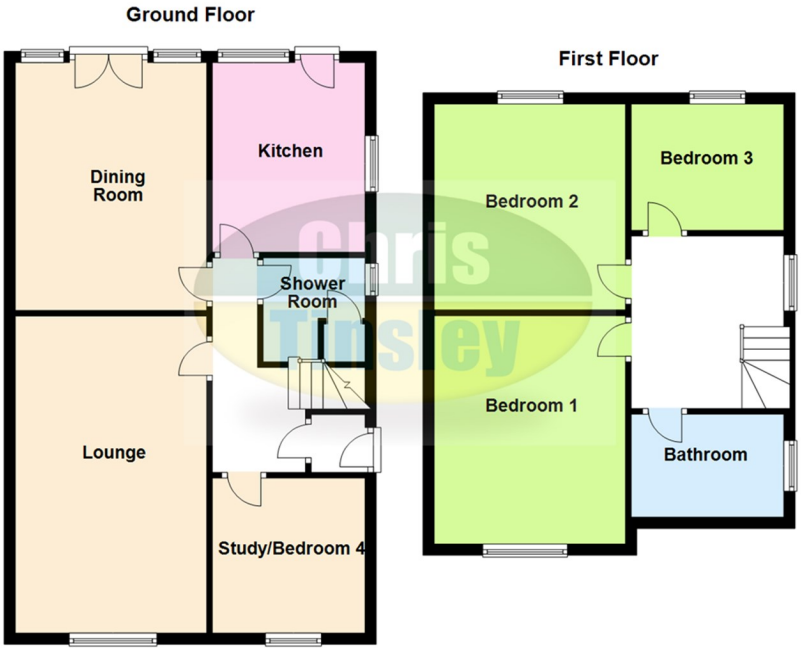
**Bedroom 2**
12'1" x 11'4", 3.68m x 3.45m
Upvc double glazed window overlooking rear garden

**Bedroom 3**
7'0" x 9'0" overall measurement, 2.13m x 2.74m overall measurement
Upvc double glazed window overlooking rear garden. Built in wardrobes and overhead storage cupboards.

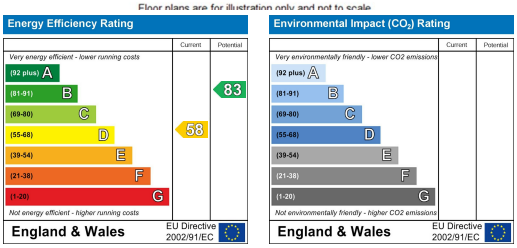
**Bathroom**
8'11" x 6'1", 2.72m x 1.85m
White suite including panel bath with mixer tap and telephone style shower attachment and shower screen. Pedestal wash hand basin, low level wc, Tiled walls and Upvc double glazed window.

**Outside**
The delightful, established gardens are an undoubted feature of this property. The property is situated on what is probably the largest plot on Granby Close. The front garden having off road parking for a number of cars and a further slate run off for two cars, loose stone ornamental rockeries with inset planting. The fabulous rear garden is a keen gardener's paradise and is provided with a paved patio area, extensive lawn, borders stocked with a variety of mature, established plants, shrubs and trees. Kitchen garden area, cottage garden with summer house. Concealed storage shed with electric light and power supply. Tool shed, greenhouse. Fabulous workshop/ potential home office with insulated walls, ceilings and floor, Upvc windows and double doors with privacy blinds, fitted with electric light and power supply and measuring approx 3m x 5m.

**Tenure**
Freehold.




Floor plans are for illustration only and not to scale




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.