



7, Blair Grove, Southport, PR9 7BH
£230,000 Subject to Contract

Situated in a popular location close to Meols Cop Station and well-regarded local schools, this charming Edwardian three-bedroom semi-detached family house on Blair Grove offers immediate occupancy with no onward chain. Boasting central heating and double glazing, this home provides a comfortable and convenient lifestyle, with Churchtown Village just a short distance away. The accommodation briefly includes; Entrance Hall, Lounge, lounge/dining room, kitchen, with three bedrooms and a bathroom to the first floor. Established gardens adjoin the property.

Enclosed Vestibule

UPVC outer door. Leaded and stained glass inner door to...

Entrance Hall

Woodgrain laminate floor, feature stained glass and leaded side window and stairs to the first floor.

Front Lounge - 4.57m x 3.25m (15'0" into bay x 10'8")

UPVC double glazed window.

Rear Lounge - 3.3m x 4.29m (10'10" to chimney breast extending to 14'6" overall measurement x 14'1")

Feature stained glass and leaded side window, UPVC double glazed window overlooking the rear garden. Tiled fire surround, fixture cupboards and drawers to one side. Door to understairs storage cupboard. Woodgrain laminate flooring. Sliding door to...

Kitchen - 2.39m x 3.51m (7'10" x 11'6")

UPVC double glazed side window with single drainer stainless steel sink unit below, a range of base units with cupboards and drawers, wall cupboards and working surfaces. Part wall tiling, 'Nef' Four ring gas hob, cooker hood above and split level oven and grill. Wall mounted 'Baxi, gas central heating boiler. UPVC double glazed outer door.

First Floor Landing

Bedroom One - 3.66m x 4.32m (12'0" extending to 15'3" x 14'2")

Two UPVC double glazed windows overlooking the front garden, tiled fire surround.

Bedroom Two - 3.51m x 3.43m (11'6" x 11'3")

UPVC double glazed window and recessed built in wardrobe.

Bedroom Three - 2.54m x 2.44m (8'4" x 8'0")

UPVC double glazed window.

Bathroom - 1.65m x 2.01m (5'5" x 6'7")

White suite including panelled bath with thermostatic shower and shower screen, pedestal wash hand basin, low level WC and part wall tiling.

Outside

There are gardens to the front and rear, the front garden having lawn and slate beds and the rear garden having lawn and paved patio areas, slate bed, external WC and adjoining brick store. A resident's car parking pass is available to park in the marked area on the road outside.

Tenure

Freehold.

Council Tax

Sefton MBC Band B

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>





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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