



129 Forest Road, Southport, PR8 6HX

£250,000

Subject to Contract

Discover this charming post-war home on Forest Road, Southport, boasting extensive gardens and off-street parking. Offering a fusion of comfortable family living and outdoor enjoyment, this property features a welcoming lounge with a multi-fuel stove, opening into a bright conservatory, and a well-appointed kitchen. Upstairs, three well-proportioned bedrooms and a modern shower room await. With the benefit of a mobile solar installation and an EV charging point, this home is ideal for those seeking practicality and a touch of green living near local amenities.

Entrance Porch

Upvc double glazed outer door and side windows. Inner door with double glazed side window leading to....

Lounge - 5.36m x 3.71m (17'7" x 12'2")

Upvc double glazed windows overlooking the front garden. Feature fireplace with multi-fuel stove. Upvc double glazed double doors leading to....



Conservatory - 3.86m x 3.12m (12'8" x 10'3")

Upvc double glazed windows and double glazed double doors leading to the rear garden. Tiled floor.

Kitchen - 3.07m x 3.86m (10'1" x 12'8")

Upvc double glazed window and Upvc door leading to the rear garden. Inset single drainer stainless steel sink unit. A range of base units with cupboards and drawers, pull-out larder cupboards, wall cupboards, glazed china display cupboards, and working surfaces. Four-ring ceramic hob with cooker hood above and electric oven and grill below. Plumbing for washing machine and dishwasher. Wall-mounted Vaillant gas central heating boiler.



First Floor Landing

Bedroom 1 - 3.07m x 4.67m (10'1" x 15'4")

Two Upvc double glazed windows.

Bedroom 2 - 3.07m x 2.9m (10'1" x 9'6")

Upvc double glazed window.

Bedroom 3 - 2.18m x 3.05m (7'2" x 10'0")

Upvc double glazed window.



Shower Room - 1.24m x 2.74m (4'1" x 9'0")

Two Upvc double glazed windows. Vanity wash hand basin with cupboard below. Low-level WC. Step-in shower enclosure with electric shower. Tiled walls.



Outside

The property stands in extensive, good-sized gardens to both the front and rear. The front garden incorporates loose stone areas with established shrubs and provides off-road parking. A Hormann roller door provides access to further parking at the rear. EV charging point. The extensive rear garden enjoys a lawn with borders stocked with a variety of plants and shrubs, together with fruit trees and fruit bushes. Timber summerhouse and greenhouse.

Solar

The property benefits from a mobile plug-and-play solar installation. There is no battery storage, as it is a temporary installation. The system supplements the electricity used on a daily basis.



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.

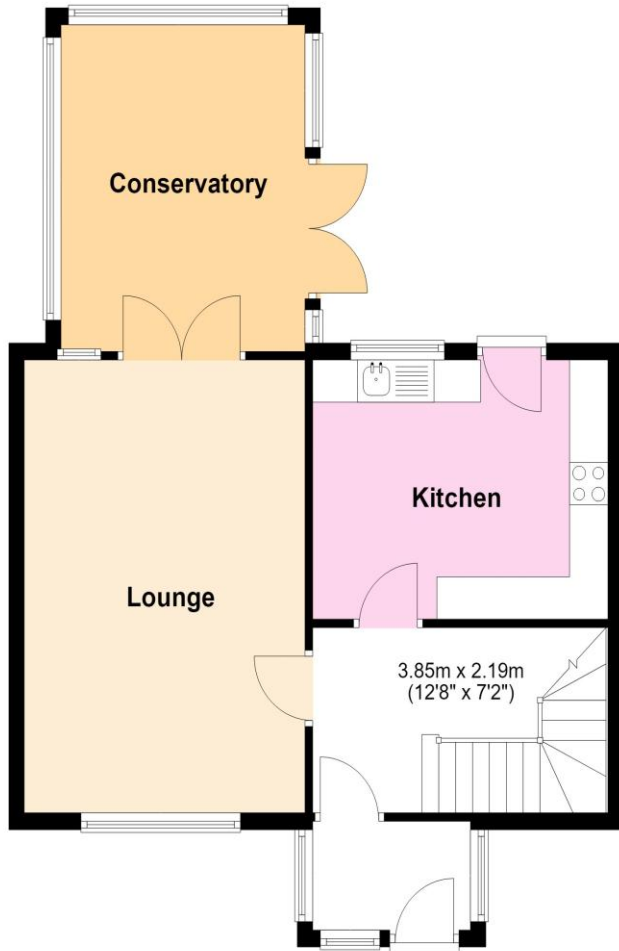
Tenure

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.



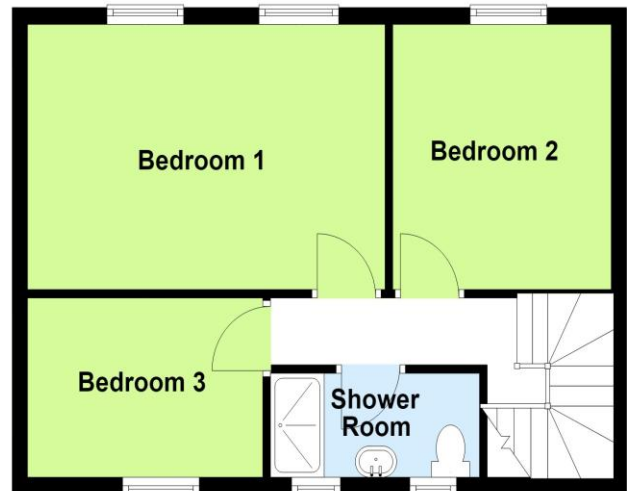
Ground Floor

Approx. 56.3 sq. metres (606.0 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 sq. feet)

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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales		67	75
		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.