



AI ENHANCED
Chris Tinsley

**96 Heysham Road
Southport, PR9 7ED, £230,000
'Subject to Contract'**

This incredibly well-presented, deceptively spacious two-bedroom semi-detached family home enjoys a popular residential setting close to shops and amenities nearby, with easy access to Churchtown Village, known for its specialist shops, restaurants, and bars. Manchester Piccadilly rail links and several well-regarded primary and secondary schools are also conveniently close. The property is approached via a modern entrance hall and vestibule. A generous through lounge and dining room, perfect for entertaining, features a log-burning stove set into the chimney breast and flows into a modern breakfast kitchen to the rear, opening out to the gardens. The gardens are extensive, well-established, and a real standout. To the first floor are two double bedrooms and a contemporary family bathroom with WC. Off-road parking is available for multiple vehicles. Early viewing is highly recommended.

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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

Entrance Vestibule

Composite style front door with double glazed leaded inserts. Ceramic tiled flooring. Midway wall tiling. Leading to....

Entrance Hall

Stairs lead to the first floor with handrail. Glazed inner door with side screen leads to....

Lounge Diner - 7.09m x 3.61m (23'3" x 11'10" overall into recess)

Upvc double glazed front window fitted with attractive plantation style shutters. Contemporary inset electric fire to chimney breast. Coving. Archway leads to the dining area, with the focal point being a wood-burning stove with exposed brick interior over a stone hearth. Attractive York Stone flooring leads via a step down to an understairs storage cupboard with opaque Upvc double glazed side window, housing the wall-mounted Worcester combination central heating boiler system and meters. Archway leads to.....

Breakfast Kitchen - 4.32m x 3.48m (14'2" x 11'5" reducing to 6'10")

Upvc double glazed sliding patio doors and windows provide access to and a delightful aspect over the rear garden. Arranged in a modern shaker style with a number of built-in base units including cupboards and drawers, wall cupboards, glazed china display cupboards with under-unit lighting and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include an electric oven with four-ring gas hob and extractor canopy above. Plumbing for washing machine. Space for freestanding fridge freezer. Recess for eye-level microwave. Tile effect vinyl flooring. Recessed spot lighting.

First Floor Landing

Split-level landing. Opaque Upvc double glazed side window fitted with attractive plantation style shutters. Loft access.

Bedroom 1 - 4.14m x 3.25m (13'7" reducing to 11'3" x 10'8" overall measurements)

Upvc double glazed window fitted with attractive plantation style shutters.

Bedroom 2 - 3.66m x 2.9m (12'0" x 9'6" into recess)

Upvc double glazed window fitted with attractive plantation style shutters. Ornate fire surround to chimney breast.

Shower Room/WC - 2.39m x 2.03m (7'10" x 6'8")

Opaque Upvc double glazed window. Modern three-piece white suite comprising low-level WC, vanity wash hand basin with illuminated wall mirror, walk-in shower enclosure with glazed shower screen and plumbed-in rainfall style shower with handheld attachment. Tiled walls and flooring. Chrome ladder style heated towel rail. Recessed spot lighting.

Outside

The front of the property is arranged for ease of maintenance and provides off-road parking for numerous vehicles. Flagged side access via secure gates leads to the enclosed rear garden, arranged with an Indian stone patio, shaped and edged lawn, ornamental plants, shrubs and trees, together with loose slate and stone borders to the rear. Timber garden shed. External power supply and outside water tap.

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.

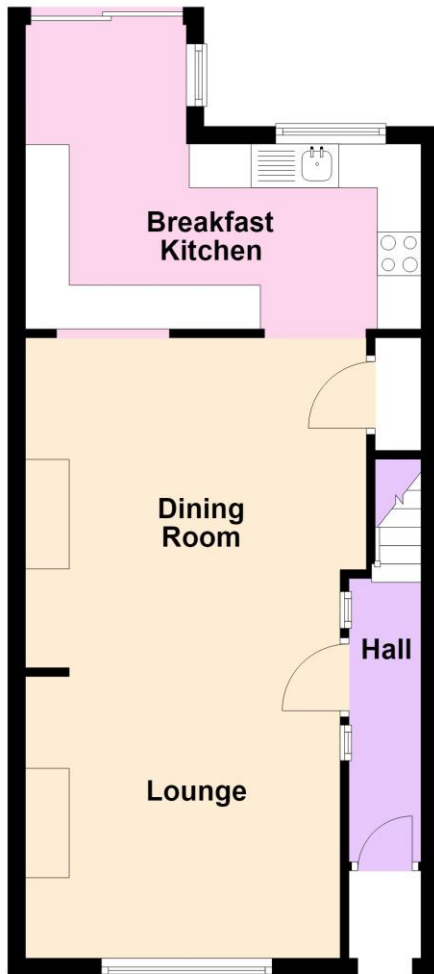
Tenure

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.



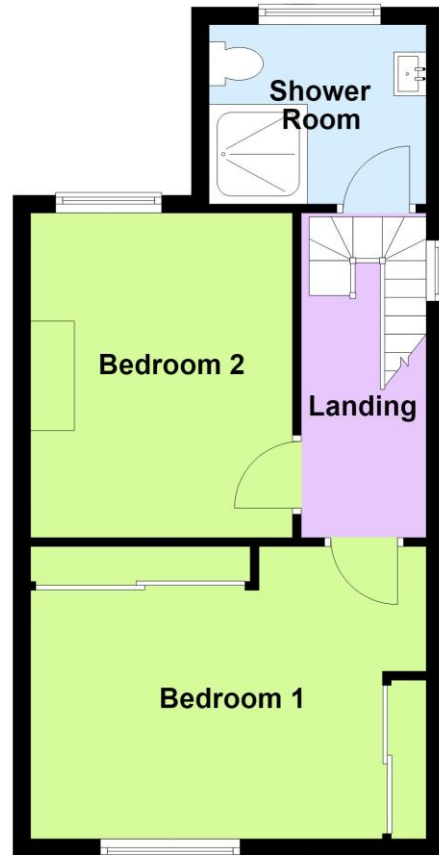
Ground Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



Total area: approx. 82.2 sq. metres (884.7 sq. feet)



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.