



**65 Preston New Road
Southport, PR9 8PA £415,000
'Subject to Contract'**

Beautifully extended and immaculately presented, this exceptional four-bedroom semi-detached family home offers stylish and versatile accommodation across three floors. Combining character features with contemporary finishes, the property is perfectly suited to modern family living. The welcoming entrance hall leads to an elegant bay-fronted lounge and a stunning open-plan sitting room and dining kitchen extension, undoubtedly the heart of the home. Featuring exposed beams, a natural brick feature wall, 'Quartz' work surfaces, central island and integrated 'Neff' appliances, the space is flooded with natural light via 'Velux' windows and bifold doors opening onto the rear garden. A utility room and ground floor WC complete the ground floor accommodation. To the first floor are three well-proportioned bedrooms and a stylish family bathroom with separate bath and shower, whilst the impressive second-floor principal suite enjoys elevated rear views, a walk-in dressing area and contemporary en-suite shower room. Externally, the property benefits from ample off-road parking, a substantial side carport/storage area and an enclosed rear garden with patio, AstroTurf lawn, timber shed and superb detached garden room ideal for home working or leisure use. An outstanding family home finished to a high standard throughout complete with Karndean Art Select flooring, 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

Open Vestibule

Entrance Hall

Composite entrance door with double glazed insert and two Upvc double glazed side windows. Decorative panelled walls with plate rail. Staircase leading to the first floor. 'Karndean Art Select' extending throughout the whole of the ground floor.

Lounge - 4.78m x 3.71m (15'8" into bay x 12'2" into recess)

Upvc double glazed bay window overlooking the front garden. Living flame coal effect gas fire with basket-style grate, attractive surround and hearth. 'Karndean Art Select' flooring.

Utility Room - 1.47m x 1.35m (4'10" x 4'5")

Base units concealing housing and plumbing for a washing machine, wall cupboards, working surfaces and 'Karndean Art Select' flooring. Sliding door to...

WC - 0.71m x 2.13m (2'4" x 7'0")

Wash hand basin with cupboards below, low level WC, Upvc double glazed window and extractor. 'Karndean Art Select' flooring.

Sitting Room - 3.91m x 3.23m (12'10" x 10'7" average measurements)

'Karndean Art Select' flooring. Open plan leading to...

Fabulous Dining Kitchen Extension - 4.27m x 5.31m (14'0" x 17'5")

Featuring a natural brick finish to one wall and exposed beams with 'Karndean Art Select' flooring. Inset one and a half bowl sink unit with mixer tap. Extensive 'Quartz' working surfaces incorporating drainer, a range of base units with cupboards and drawers, wall cupboards, Neff five ring induction hob with cooker hood above and two split-level 'Neff' ovens. Integral larder fridge with freezer below, deep corner larder unit and integral dishwasher. Central island unit with 'Quartz' working surfaces incorporating breakfast bar and base units below. Tall wall radiator. Two double glazed 'Velux' style windows, Upvc double glazed window and Upvc double glazed bifold doors leading to the rear garden.

First Floor Landing

Bedroom 2 - 5.11m x 3.12m (16'9" into bay x 10'3")

Upvc double glazed bay window with window seat below enjoying views over the rear garden and school playing fields.

Bedroom 3 - 4.75m x 3.3m (15'7" into bay x 10'10")

Upvc double glazed bay window.

Bedroom 4 - 2.62m x 2.26m (8'7" x 7'5")

Upvc double glazed window.

Bathroom - 2.34m x 2.97m (7'8" x 9'9")

White suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC and corner entry shower enclosure with thermostatic handheld and rain head showers. Heated towel radiator. Airing cupboard housing the Vaillant gas central heating boiler. Recess spotlighting, extractor and Upvc double glazed window.

Second Floor

Bedroom 1 - 4.32m x 3.25m (14'2" x 10'8")

Upvc double glazed window together with further full-length windows overlooking the rear garden and school playing fields. Tall wall radiator, recessed spotlighting and recessed speakers. Open plan to a walk-in dressing area with open fronted wardrobes, shelving and cupboards. Additional double-glazed window.

En Suite Shower Room - 3m x 1.52m (9'10" x 5'0")

Level entry walk-in shower enclosure with Triton electric shower, twin vanity wash hand basins with cupboards below and low-level WC. Tiled walls and flooring with electric underfloor heating. Recess spotlighting, extractor, recessed speakers and Upvc double glazed window.

Outside

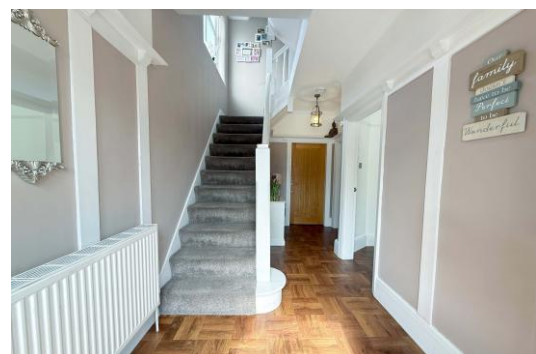
Established gardens to both the front and rear. The front garden is block paved and provides off road parking for a number of vehicles. Substantial carport/side storage area measuring 25'9" x 7'2", installed with electric light and power supply. The rear garden enjoys a patio area together with an AstroTurf lawn enclosed by fencing. Timber shed and a fabulous garden room measuring 16'4" x 8'11" with Upvc double glazed windows and doors overlooking the garden, also making an ideal homeworking space.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.

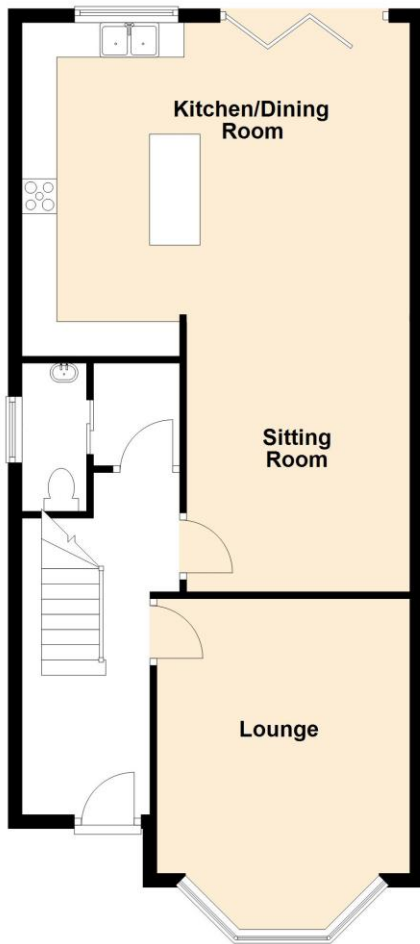
Tenure

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.



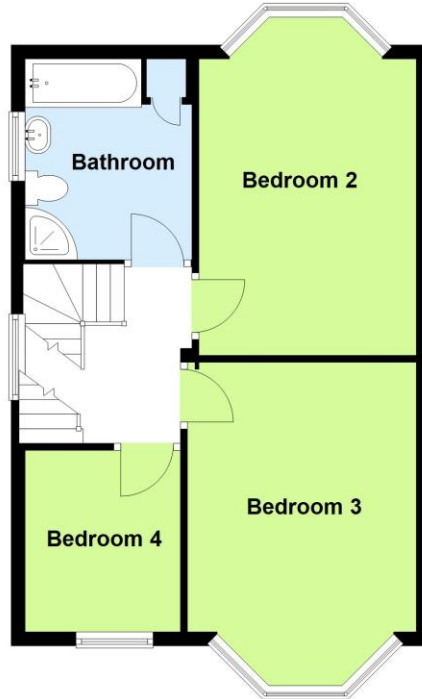
Ground Floor

Approx. 67.6 sq. metres (727.3 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



Second Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



Total area: approx. 145.0 sq. metres (1560.6 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.