



**14 Poulton Road
Southport, PR9 7BE, £215,000
'Subject to Contract'**

This is a characterful, larger-than-average semi-detached family home in a really popular spot. Just a short distance from Meols Cop Station on the Manchester Piccadilly line. And it's near a great choice of local Primary & Secondary Schools, including the sought-after Norwood Primary. Inside, you've got a welcoming entrance hall leading into a bright front lounge, and then a spacious rear lounge and dining area with a feature chimney breast and double doors opening onto the garden. The extended kitchen flows nicely to a modern three-piece bathroom with WC. Upstairs, there are three bedrooms, with the main bedroom benefiting its own en-suite shower and WC. Gardens are well established with off road parking to an ease of maintenance driveway to front.

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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

Enclosed Entrance Vestibule

Double outer storm doors give access with glazed inner door leading to....

Entrance Hall

Stairs lead to the first floor with handrail, spindles and newel post. Dado rail, coving and inner doors leading to....

Front Lounge - 3.35m x 3.91m (11'0" x 12'10" into recess)

Upvc double glazed window to front. Ornate cast iron and tiled fireplace over tiled hearth with wooden surround. Dado rail, coving and ceiling rose.

Sitting/Dining Room - 3.76m x 4.11m (12'4" x 13'6" into recess)

Upvc double glazed French double doors lead to the enclosed garden at the rear. Original tall cupboard and drawers to chimney recess with separate cupboard to the opposite side and exposed recess to chimney breast. Cupboard access to under-stairs provides additional storage and houses a wall-mounted Glow.worm combination-style central heating boiler system. Coloured glazed window to side. Door leads to...

Kitchen - 3.99m x 2.13m (13'1" x 7'0" into recess)

Two Upvc double glazed windows and separate Upvc double glazed door lead to the enclosed garden at the rear. Kitchen arranged in a modern white gloss style with a number of built-in base units including cupboards and drawers, wall cupboards and working surfaces incorporating one-and-a-half bowl sink unit with mixer tap and drainer. Appliances include 'Neff' electric oven and 'Smeg' four-ring ceramic-style hob. Part wall tiling and tiled flooring. Plumbing available for washing machine and space for freestanding fridge freezer. Door leads to...

Ground Floor Bathroom/WC - 2.26m x 1.8m (7'5" x 5'11")

Opaque Upvc double glazed window. Three-piece modern white suite comprising low-level WC, pedestal wash hand basin with mixer tap and panelled bath including glazed shower screen, mixer tap and shower attachment. Part wall tiling and tiled flooring. Recessed spotlighting, extractor and exposed feature beam to roof pitch.

First Floor Landing

Glazed side window to half landing with main landing including built-in storage cupboard and loft access.

Bedroom 1 - 3.35m x 5.13m (11'0" x 16'10" into recess)

Upvc double glazed window, cast iron fireplace and picture rail. Door leads to....

En-Suite Shower Room/WC - 1.96m x 1.52m (6'5" x 5'0")

Opaque Upvc double glazed window. Low-level WC, pedestal wash hand basin and showering enclosure with plumbed-in shower. Part wall tiling and tiled flooring.

Bedroom 2 - 3.76m x 3.3m (12'4" x 10'10" into recess)

Upvc double glazed window.

Bedroom 3 - 2.51m x 2.21m (8'3" x 7'3")

Upvc double glazed window.

Outside

A loose-stone driveway to the front provides off-road parking for numerous vehicles and is arranged for ease of maintenance, with a further lawned area to the side. Secure gated access leads alongside the property to a generous enclosed rear garden with paved patio and lawn, providing an excellent outdoor space and a perfect canvas for the new owner to further landscape and personalise.

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.

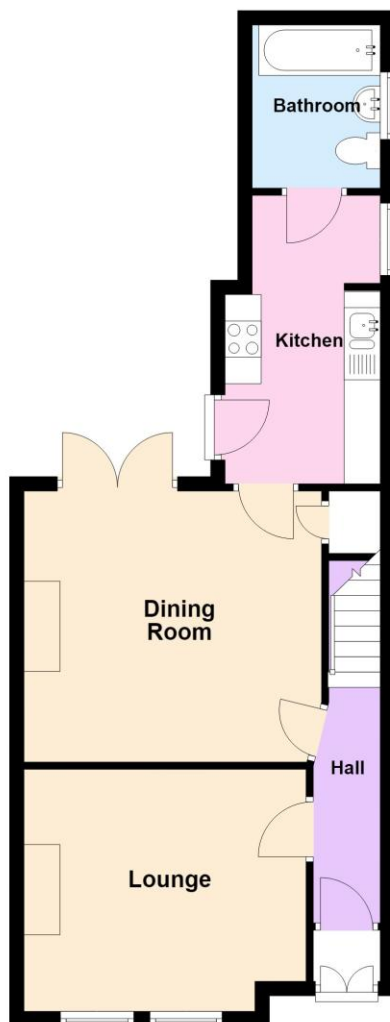
Tenure

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.



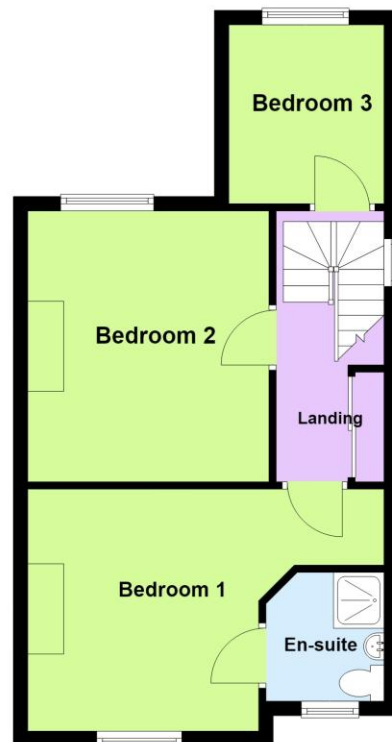
Ground Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



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