



AI ENHANCED
Chris Tinsley

**288 Preston New Road
Southport, PR9 8NX £310,000
'Subject to Contract'**

A deceptively spacious semi-detached true bungalow, well-placed for A565 commuter links and the amenities of Crossens and Churchtown villages. Modernised throughout, the layout includes a welcoming porch, entrance hall, front reception room, a stylish fitted kitchen, two double bedrooms and a family bathroom. The main bedroom opens through double doors to private rear gardens with a patio that's not directly overlooked. And a garage adjoins off the hall. Early viewing is strongly advised.

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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

Composite-style outer entrance door with double-glazed and leaded light inserts. Tiled flooring and step up to opaque Upvc double-glazed inner door leading to...

Reception Hall

Wood veneer flooring laid in a herringbone style, with doors leading to the main reception room and further access to the adjoining integral garage. Useful built-in cupboard with hanging space and shelving. Wall light points and access to loft space.

Integral Garage - 2.39m x 4.93m (7'10" x 16'2")

Step down from the reception hall. Electric light and power supply, with remote-controlled up-and-over access door.

Lounge - 4.19m x 3.45m (13'9" x 11'4" into recess)

Upvc double-glazed window. Herringbone-style wood veneer flooring continued and wall light points.

Kitchen - 2.41m x 3.3m (7'11" x 10'10")

Upvc double-glazed window and door leading via the side of the property to the rear garden. The kitchen is arranged in a modern high-gloss style with a range of built-in base units including cupboards and drawers, wall cupboards and working surfaces incorporating a one-and-a-half bowl sink unit with mixer tap and drainer. Pull-out larder cupboards and integral appliances include fridge/freezer and four-ring gas hob with concealed extractor over. Glazed and panelled splashbacks, herringbone-style flooring continued and recessed spotlighting.

Bedroom 1 - 4.29m x 3.61m (14'1" x 11'10")

Upvc double-glazed double doors and windows lead to the rear garden. Herringbone-style flooring continued.

Bedroom 2 - 3.33m x 3.63m (10'11" x 11'11" to rear of wardrobes)

Upvc double-glazed window overlooking the rear garden. Herringbone-style flooring continued and fitted wardrobe.

Shower Room/WC - 2.39m x 2.24m (7'10" x 7'4")

Opaque Upvc double-glazed window. Three-piece modern white suite comprising low-level WC, wash hand basin with mixer tap and entry-level shower enclosure with glazed shower screen. Plumbed-in rainfall-style shower with handheld shower attachment. Built-in cupboard housing Baxi combination-style central heating boiler system, with plumbing available for washing machine. Recessed spotlighting, part wall tiling and illuminated vanity wall mirror.

Outside

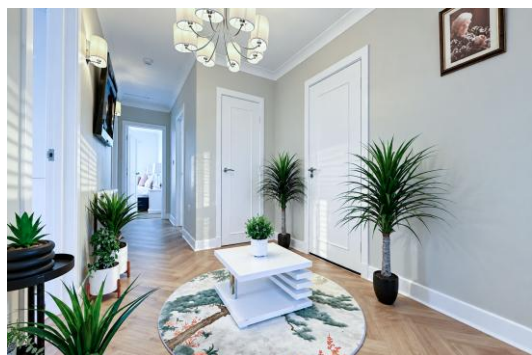
Flagged access to the front provides driveway parking for numerous vehicles, with loose stone borders, plants and shrubs. Access leads to the integral garage. The enclosed rear garden comprises a raised stone patio and seating area, loose stone borders, timber garden shed and shaped lawn with further patio area. The garden is well screened by conifers and is not directly overlooked to the rear.

Council Tax

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

Tenure

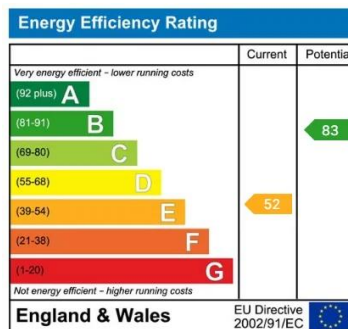
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor
Approx. 83.8 sq. metres (902.3 sq. feet)



Total area: approx. 83.8 sq. metres (902.3 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.