



Cleveleys Road, Southport PR9 9SP

-  **Semi Detached Family Home**
-  **Double Fronted**
-  **Three Bedrooms**
-  **Two Reception Rooms**
-  **Conservatory**
-  **Garage & Gardens**

**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this traditional double fronted semi-detached family house which is located in a popular residential area conveniently placed for access to local schools.

The property offers accommodation installed with gas central heating and double glazing briefly comprising Entrance Vestibule, Hall, Through Living Room, separate Dining Room, 18' Fitted Kitchen, Conservatory and WC to the ground floor with three Bedrooms, modern Shower Room and separate WC to the first. A well presented rear garden is arranged with patio area leading to lawn, ornamental pond and waterfall feature, greenhouse and vegetable plot. There is a driveway to the front leading to a detached Garage.

Cleveleys Road is located off Marshside Road which leads towards the many amenities of Churchtown Shopping Village. There are a number of primary and secondary schools within the vicinity and public transport facilities to the town centre.

**Price: £235,000** Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



## GROUND FLOOR:

**ENTRANCE VESTIBULE** Entrance door with leaded panel leading to front garden, two leaded windows to front, built-in storage cupboard, tiled flooring, panelled glazed entrance door to Hall.

**HALL** Ornamental plate rack, staircase to first floor landing with under-stairs storage cupboard.

**LIVING ROOM** 17' 10" x 11' 3" (5.44m x 3.43m) Upvc double glazed leaded window to front, upvc double glazed window to rear, electric fire set in stone built surround, coving to ceiling.



**DINING ROOM** 13' 9" x 10' 5" (4.19m x 3.18m) Upvc double glazed leaded window to front, two upvc double glazed leaded windows to side, serving hatch to kitchen.

**KITCHEN** 18' 1" x 5' 4" (5.51m x 1.63m) Fitted with a matching range of base and eye level cupboards with worktops, 1+1/2 bowl unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge, built-in electric oven, built-in four ring ceramic hob with pull out extractor hood over, single glazed window to rear, panelled glazed door to Conservatory.



**CONSERVATORY** 19' 8" max x 6' 2" (5.99m x 1.88m) Twin panelled glazed doors to rear, tiled flooring, door to WC, panelled glazed door to side.

**WC** Upvc obscure double glazed window to side, fitted with two piece modern white suite comprising, wall mounted wash hand basin and close coupled wc.

## FIRST FLOOR:

**LANDING** Upvc double glazed leaded window to front, picture rail, access to part boarded insulated loft space with pull down metal ladder and fitted light.

**BEDROOM 1** 18' 1" x 10' 6" (5.51m x 3.2m) Upvc double glazed leaded window to front, two upvc double glazed leaded windows to side, upvc double glazed window to rear, fitted bedroom suite with a range of wardrobes, fitted wash hand basin.

**BEDROOM 2** 11' 3" x 10' 3" (3.43m x 3.12m) Upvc double glazed leaded window to front, fitted bedroom suite with a range of wardrobes



**BEDROOM 3** 11' 3" x 7' 6" (3.43m x 2.29m) Upvc double glazed window to rear, built-in wardrobes with overhead storage cupboards.



**SHOWER ROOM** 7' 4" x 5' 6" (2.24m x 1.68m) Fitted with two piece suite comprising shower enclosure with fitted shower above and matching shower base, vanity wash hand basin with storage under, mixer tap, mirror and shaver point and light and heated towel rail, mirrored cabinet, upvc obscure double glazed window to rear.

**WC** Upvc obscure double glazed window to rear, fitted with low-level wc.



**OUTSIDE:** The frontage is gravel laid for ease of maintenance with mature trees and shrub borders. Off road parking is provided to the front for a number of vehicles leading to a detached garage with up and over door to the front and personal door to the side. The rear garden has paved patio area leading to lawn with pond and waterfall feature, greenhouse and vegetable plot.

**Council Tax Banding:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

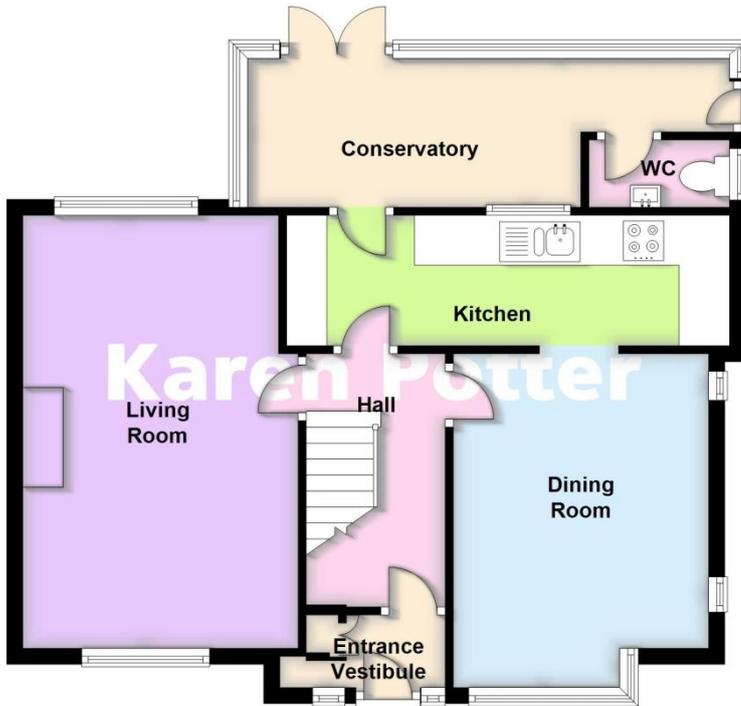
**Tenure:** Yet to be formally verified.

**Please Note:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.  
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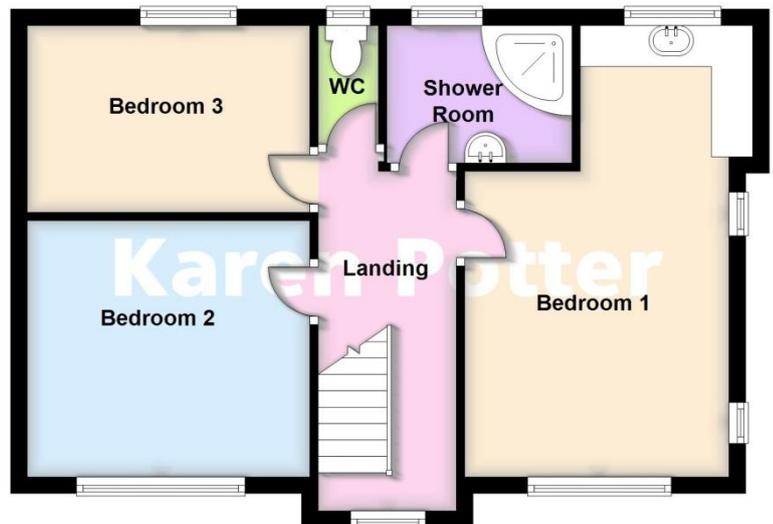
**Ground Floor**

Approx. 60.5 sq. metres (651.3 sq. feet)



**First Floor**

Approx. 47.9 sq. metres (515.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		63	79