

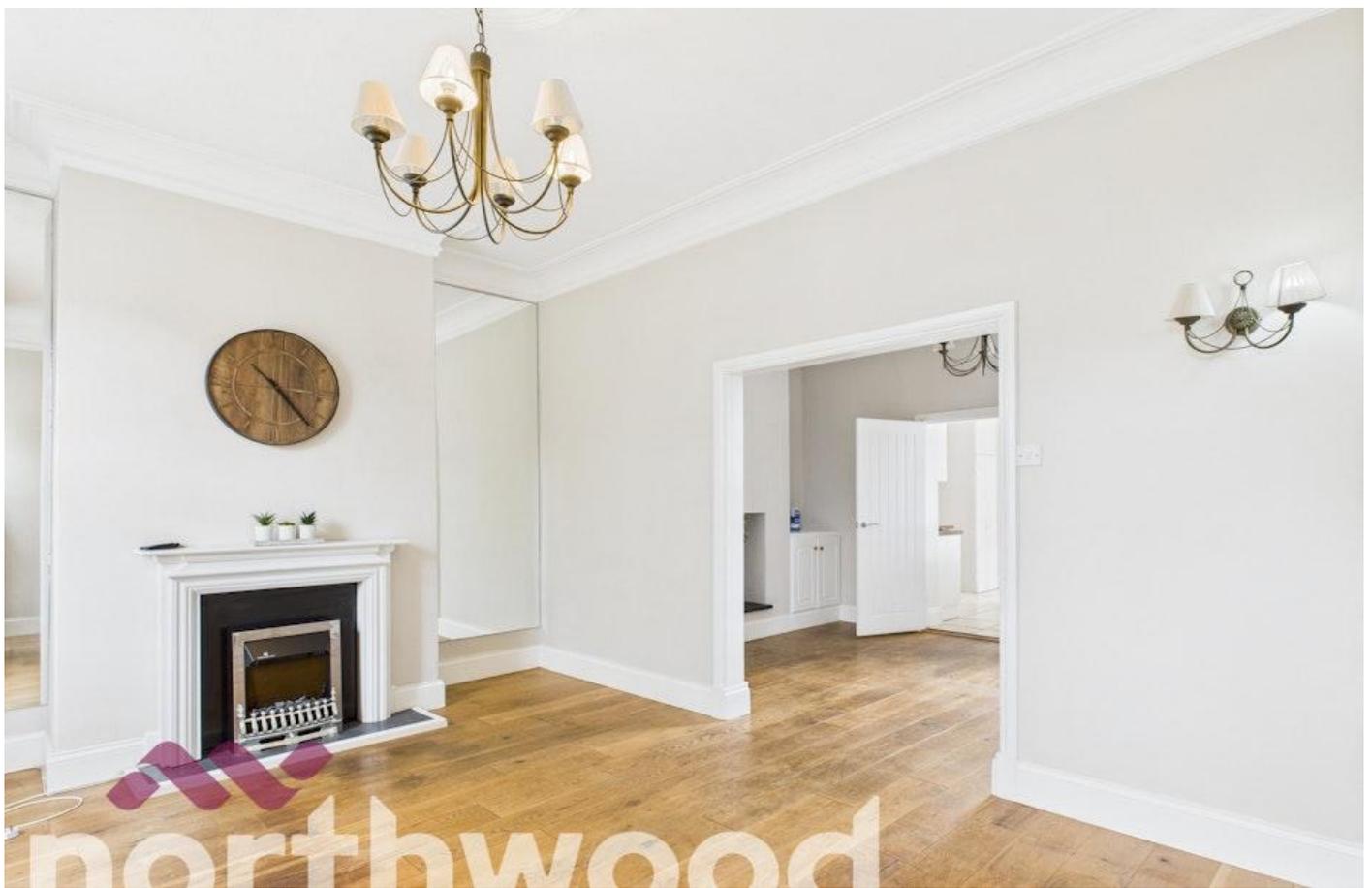


Poulton Road, Southport, PR9



£199,999

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED
- Semi-Detached Property
- Open Living/ Dining Room
- Modern Kitchen & Bathroom
- 3 Bedrooms
- Freehold
- EPC rating C



Northwood are excited to bring to market this immaculately presented semi-detached home. This property has been meticulously maintained and showcases a range of unique features such as high ceilings, bespoke covings and large rooms.

The ground floor comprises of 2 generous size reception rooms, modern kitchen and bathroom. The property's two reception rooms are quite the attraction. The first room showcases a warm and inviting fireplace with wooden floors and opens up to the dining room providing a harmonious flow throughout the house. The kitchen is equipped with stylish wood effect countertops and integrated appliances, providing a sleek and modern design. The bathroom is located downstairs and features a modern suite and plumbing for appliances.

Upstairs is composed of 3 beautiful bedrooms. The first bedroom is a spacious double bedroom with an en-suite WC and fitted wardrobes. The second bedroom, also double in size, has a lovely view over the front garden's blossom tree. The third bedroom is a charming single room.

Externally to the front is a well-maintained garden which features a beautiful blossom tree. A right of way access runs down the side of the property and leads to a single garage allowing additional storage or convenient off-road parking. The rear garden has a courtyard-style patio which leads seamlessly to a well-kept lawn which is kept naturally private by a range of shrubs and hedges.

Entrance

Entering via a EPC front door into living area.

Living Room 4.85m x 3.67m (15'11" x 12'0")

Entering straight through into the main living area which has been opened up into the dining area, this allows the space to be bright and airy with dual aspect windows to the front and rear. A chimney breast wall has an electric flame effect fire which is set onto a marble hearth and surround.

Dining Room 4.82m x 3.11m (15'10" x 10'2")

The dining area has a door which leads through to the kitchen and a 1/4 turn staircase to the first floor.

Kitchen 2.54m x 3.15m (8'4" x 10'4")

A modern fitted kitchen has a range of cabinets with stylish walnut effect countertops and a tiled back splash. Integrated appliances include electric oven, 4 ring gas hob and extractor over.

Bathroom 2.41m x 2.21m (7'11" x 7'4")

A downstairs bathroom comprises of a modern suite which includes P shaped bath with shower over, WC and a wall mounted sink basin. Fully tiled walls and tiled floor. Space and plumbing for washing machine.

Stairs & Landing

A 1/4 turn staircase towards raised to the first floor and has a window to the side aspect. Doors to all rooms.

Bedroom 1 3.2m x 3.09m (10'6" x 10'1")

A master bedroom has a full range of mirrored sliding door wardrobes. This room also benefits from an en-suite cloakroom/ WC. Window towards rear aspect.

Bedroom 2 2.73m x 3.71m (9'0" x 12'2")

A 2nd double bedroom has a window to the front aspect and allows the perfect view for the large blossom tree in the front garden.

Bedroom 3 1.97m x 2.22m (6'6" x 7'4")

Window to the front aspect.

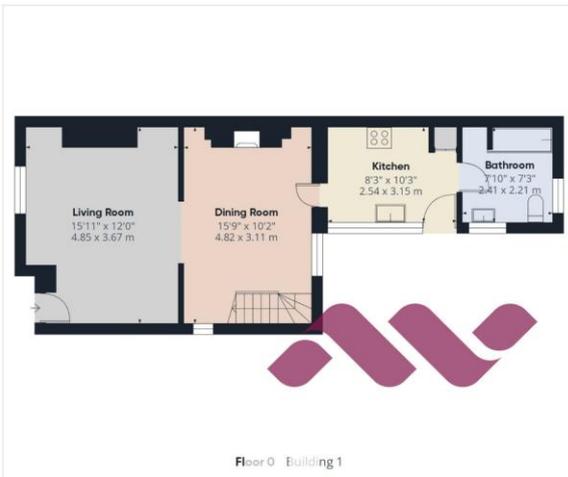
External

Externally to the front is a well-maintained garden which features a beautiful blossom tree. A right of way access runs down the side of the property and leads to a single garage allowing additional storage or convenient off-road parking. The rear garden has a courtyard-style patio which leads seamlessly to a well-kept lawn which is kept naturally private by a range of shrubs and hedges.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Approximate total area¹	912 ft ² 84.7 m ²
Reduced headroom	8 ft ² 0.8 m ²



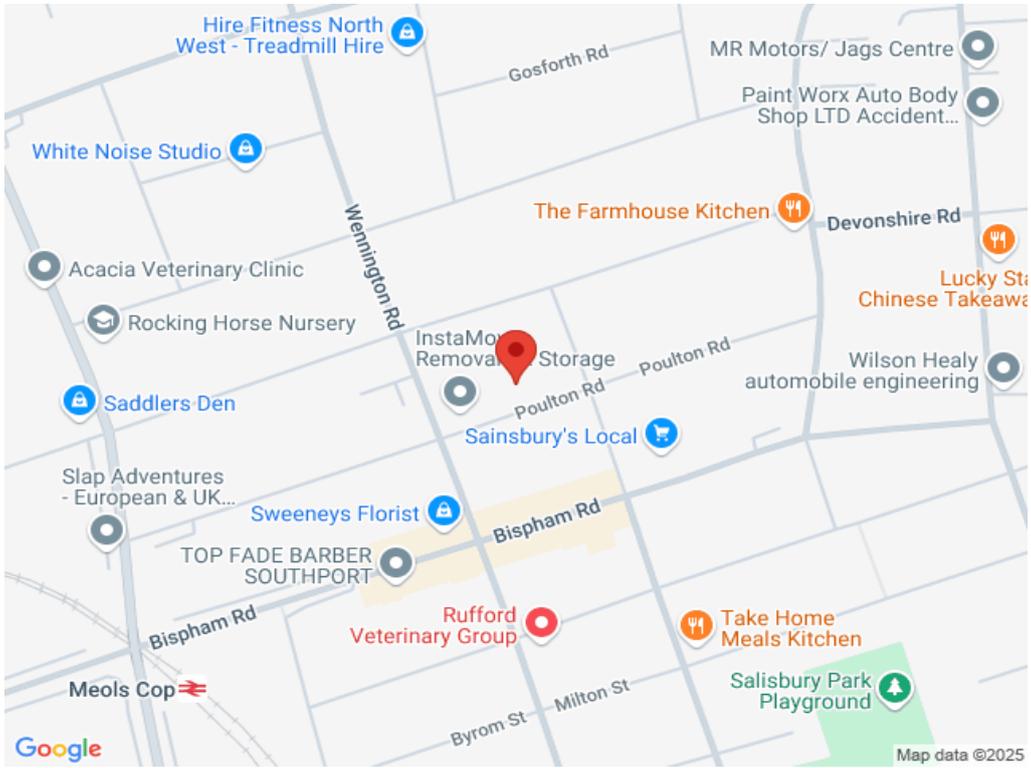
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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