



43 Ferryside Lane, Southport PR9 9FJ

£269,995

Subject to Contract

This semi detached dormer house is situated in a popular and well established residential location. The location is convenient for nearby primary and secondary schools, the facilities of Churchtown Village and local bus services providing access to the Southport Town Centre. Installed with both gas central heating and Upvc double glazing the accommodation briefly includes; vestibule, hall with shower room, lounge, dining room, conservatory, fitted kitchen, bedroom 3/study and on the first floor there are two bedrooms and a bathroom and wc, Established gardens adjoin the property to the front and rear with off road parking and a garage. No Chain Delay!

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Southport's Estate Agent

Enclosed Vestibule

Upvc double outer door with double glazed insert, useful storage cupboards.

Entrance Hall

Part glazed inner door, stairs to the first floor, laminate flooring.

Lounge - 5.38m x 3.45m (17'8" x 11'4")

Upvc double glazed window overlooking the front garden. Living flame, coal effect gas fire set in an attractive surround and hearth.

Dining Room - 4.47m x 3.45m (14'8" x 11'4")

Double glazed patio door and side screen leading to the conservatory.

Conservatory - 2.77m x 4.88m (9'1" x 16'0")

Upvc double glazed windows and double doors leading to the rear garden.

Kitchen - 3.35m x 2.69m (11'0" x 8'10")

Upvc double glazed window. Single drainer stainless steel sink unit and mixer tap below, a range of base units with cupboards and drawers, wall cupboards, working surfaces. Four ring induction hob with cooker hood above and 1 1/2 electric oven below. Pull out larder cupboard. Integral dishwasher, fridge and freezer.

Bedroom 3/Study - 2.62m x 2.69m (8'7" x 8'10")

Laminate flooring, Upvc double glazed window.

Shower Room - 1.65m x 1.3m (5'5" x 4'3") excluding shower recess

Step in shower enclosure with 'Triton' electric shower, vanity wash hand basin with cupboards below, low level Wc, tiled walls, chrome towel rail/radiator. Upvc double glazed window, extractor. Recessed spot lighting.

First Floor Landing

Upvc double glazed window. Door to useful storage cupboard with further door leading to excellent storage in the loft and housing the gas central heating boiler.

Bedroom 1 - 3.86m x 3.45m (12'8" x 11'4")

Upvc double glazed window.

Bedroom 2 - 3.81m x 2.87m (12'6" x 9'5") to front of wardrobes extending to 11'4" overall measurements

Built in wardrobes to one wall with sliding doors, Upvc double glazed window.

Bathroom - 2.69m x 1.8m (8'10" x 5'10")

White suite including panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level Wc, step in shower enclosure with 'Mira' electric shower, half tiled walls. Chrome towel rail/radiator. Upvc double glazed window.

Outside

The property stands in established gardens to the front and rear, there is a driveway providing off road parking for several vehicles and leading to a pre-cast garage measuring 18'9" x 8'1" with up and over door and electric light and power supply. The attractive, mature rear garden has patio areas, and borders stocked with a variety of plants and shrubs. Lawn.

Tenure

The tenure of the property is Freehold.

Council Tax

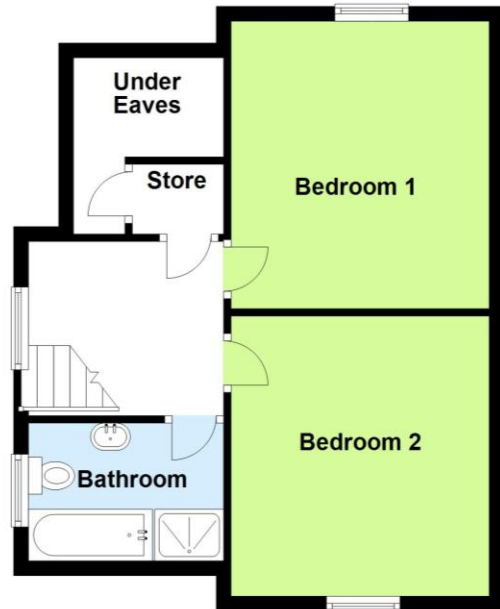
Sefton MBC, Council Tax Band C.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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