



27 Dunster Road, Hillside, Southport, PR8 3AG
£425,000
Subject to Contract



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Southport's Estate Agent

With current availability for property in Hillside being very limited we anticipate this impressive detached family house will not be on the market long!

Well presented throughout the generous living accommodation comprises of reception hallway with ground floor Wc, rear lounge, dining room and kitchen leading to utility at the rear. To the first floor there are four bedrooms and family bathroom/Wc. The master bedroom benefits en-suite shower room/Wc. The gardens are very well established, and provide a 'Southerly' aspect with off-road parking to front for numerous vehicles and access to adjoining garage. This superb property also sits in close proximity of buzzing Hillside & Birkdale Villages with a wealth of shops, restaurants and bars. A number of Championship Golf Courses and Southport to Liverpool train links are also in the vicinity.

Enclosed Entrance Vestibule

Upvc double glazed outer door and windows, tiled flooring and glazed inner door leading to....

Entrance Hall

Stairs lead to first floor with handrail, spindles and newel post, access to under stairs storage cupboard. Woodgrain laminate style flooring is laid, picture rail and door leads to...

Cloakroom/ Wc - 2.54m x 1.07m (8'4" x 3'6" into recess)

Upvc double glazed side window, low level Wc and vanity wash hand basin inset to wall recess with part wall tiling mixer tap and useful hanging space to one wall.

Dining Room - 4.29m x 2.54m (14'1" x 8'4")

Upvc double glazed window to both front and side of property, wall light point.

Rear Lounge - 4.85m x 4.01m (15'11" x 13'2")

Double glazed sliding patio doors open to garden at the rear. Upvc double glazed window to side. Living flame gas fire with cast iron and tiled interior over hearth and wooden fire surround.

Kitchen - 3.78m x 3.68m (12'5" x 12'1")

Upvc double glazed window over looks rear of property with a number of built in base units including cupboards and drawers. Wall cupboards and working surfaces, separate fitted dresser with wall shelving and 1 1/2 bowl sink unit with mixer tap and drainer. Appliances include electric double oven with four ring ceramic style hob separate and dishwasher and fridge. Glazed inner door leads to...

Utility Room - 4.22m x 2.84m (13'10" reducing to 8'10" x 9'4" overall measurements)

Upvc double glazed door and window to rear garden. A range of base units with working surfaces and wall cupboards include single bowl sink unit with mixer tap. Wall mounted conventional style central heated boiler system. Space is available for free standing fridge and separate freezer and plumbing is available for washing machine.

First Floor Landing

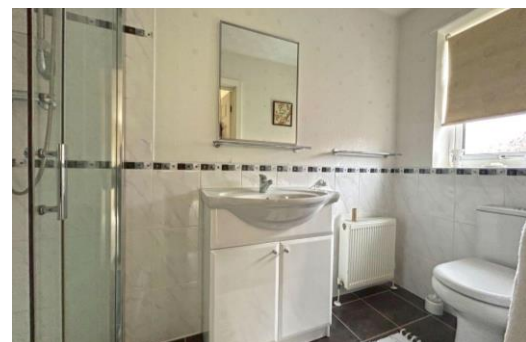
Upvc double glazed window to front, built in airing cupboard housing hot water cylinder, loft access.

Master Bedroom - 4.83m x 4.01m (15'10" x 13'2" to rear of wardrobes)

Upvc double glazed window overlooks rear of property Upvc double glazed side window and fitted wardrobes to one wall. Door leads to...

En Suite Shower Room - 2.84m x 1.19m (9'4" x 3'11")

Upvc double glazed window with three piece modern white suite comprising of low level Wc, vanity wash hand basin with mixer tap entry level shower enclosure with glazed shower screen, plumbed in shower and part wall tiling. Tiled flooring.



Bedroom 2 - 3.76m x 3.68m (12'4" x 12'1" to rear of wardrobes)

Upvc double glazed window, fitted wardrobes incorporating vanity wash hand basin and knee hole dressing table with drawers.

Bedroom 3 - 4.17m x 2.87m (13'8" x 9'5")

Upvc double glazed window to front of property.

Bedroom 4/ Office - 2.31m x 2.57m (7'7" x 8'5")

Upvc double glazed window to front and overlooking side of property.

Bathroom/ Wc - 3.2m x 1.68m (10'6" x 5'6" excluding shower recess)

Upvc double glazed side window, four piece white suite comprising of low level Wc, vanity wash hand basin with mixer tap and twin grip panelled bath with mixer tap and telephone style shower attachment. Step in shower enclosure recess with plumbed in shower, part wall tiling with ladder style heated towel rail and recess spotlighting.

Outside

the property occupies a generous plot with enclosed gardens to front with established borders plants and shrubs, trees and flagged pathway with separate driveway providing off road parking for numerous vehicles. Access available to adjoining garage via a remote up and over door, housing meters and measuring 17'10" x 9'6" Generous side access leads to southerly facing rear garden providing a sunny aspect with enclosed laid to lawn, raised borders well stocked with a variety of plants, shrubs and trees including greenhouse.

Council Tax

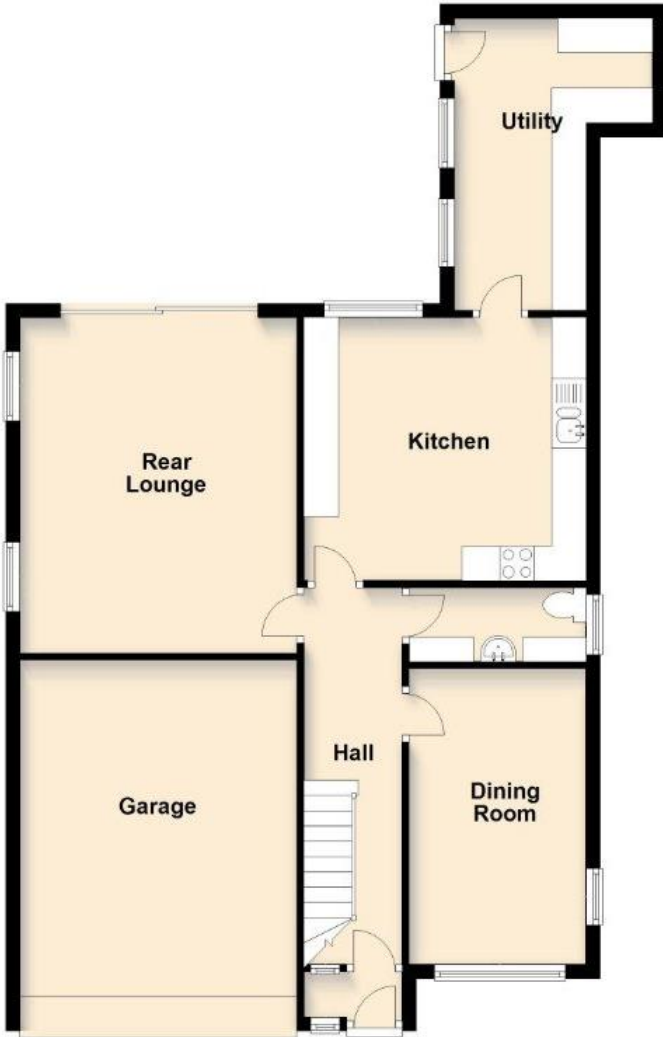
The council tax for the property is Sefton MBC band F

Tenure

The tenure of the property is Freehold



Ground Floor



First Floor



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



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.