



**2 Dunbar Road,
Hillside, Southport, PR8 4RH.
£499,995 Subject to Contract**



12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

This extended detached family home is located in a very much sought after residential location. The location is convenient for several Primary & Secondary Schools, including Farnborough Rd Primary together with nearby Championship Golf Courses and train links located on the Southport to Liverpool commuter line. The property boasts pleasing character features and leads via an inviting reception hallway with WC to the main ground floor living accommodation which briefly includes; Lounge, sitting room leading via inglenook to sunroom, dining room opening to modern fitted kitchen with access to a gymnasium which could also be used as home office if preferred. To the first floor there are four generous bedrooms, one with modern style en suite and a family shower room/WC. The generous gardens are a most definite feature, well established and private with off-road parking and providing access to adjoining garage.

Enclosed Entrance Vestibule

UPVC double-glazed outer door, tiled flooring, hanging space and inner door leads to...

Reception Hall

UPVC double-glazed side window, solid oak flooring fitted with turned staircase to the First Floor with hand rail, spindles and newel post. UPVC double-glazed feature tall arched window to half landing providing natural light, access to useful under stairs storage cupboard. A number of oak internal doors lead to main reception rooms, there is also ornate coving.

WC

Opaque UPVC double-glazed side window, low level WC and wash hand basin with mixer tap. Ladder style heated towel rail, limestone tiled walls and flooring.

Front Lounge - 4.78m x 3.66m (15'8" into bay x 12'0" into recess)

UPVC double-glazed splayed bay window to front of property, solid oak flooring continues, stone feature chimney breast with inset living flame remote controlled gas fire, coving and ceiling rose.

Rear Lounge - 4.9m x 4.7m (16'1" into inglenook x 15'5" into recess)

Two UPVC double-glazed windows to side and feature inglenook leads to Garden Room, with original glazed, stained and leaded light double-door and matching side windows. Multi-fuel burning stove inset to chimney breast, over slate hearth with exposed brick interior and wooden mantle piece above. Coving and ceiling rose.

Sunroom - 1.27m x 4.62m (4'2" x 15'2")

UPVC double-glazed double doors and windows lead to enclosed garden to the rear. Tiled flooring, wall light points.

Dining Room - 3.3m x 3.66m (10'10" x 12'0")

UPVC double-glazed side window, solid oak flooring continues with oak double internal doors leading to...

Kitchen - 3.38m x 3.66m (11'1" x 12'0") includes Utility Area with individual measurements (included below)

Two UPVC double-glazed windows overlooking gardens and a number of attractive oak built-in base units with cupboards and drawers, wall cupboards and granite surfaces. Wall cupboard houses combination style central heating boiler system. Integral appliances include full length fridge and freezer, 'Bosch' fan assisted double oven and four-ring ceramic style hob with 'Neff' canopy style extractor hood above. There is also integral washing machine and dishwasher. Solid limestone flooring. Archway with step leads down to Utility Area, measuring 1.73m x 2.59m (5'8" x 8'6") with UPVC double-glazed double doors that open to gardens, UPVC double-glazed window to side and front of the property. Matching oak base units with granite working surfaces include one and a half bowl sink unit with mixer tap and drainer. Solid limestone flooring. Wall light points and roof pitch maximises natural light with glazed internal door leading to...



Gym - 2.77m x 3.78m (9'1" x 12'5")

UPVC double-glazed French doors to rear garden. Wall light points. Solid limestone flooring, with door leading to the side of the property.

Landing

Feature UPVC double-glazed arched tall window to half landing, loft access.

Master Bedroom - 4.75m x 3.68m (15'7" into bay x 12'1" into recess)

UPVC double-glazed splayed bay window to front of property, coving and two ceiling roses.

Bedroom 2 - 3.66m x 3.63m (12'0" x 11'11" overall measurements to front of wardrobes)

UPVC double-glazed window to rear of property, fitted wardrobes, sliding vanity mirror frontage, hanging space and shelving.

Bedroom 3 - 3.84m x 3.38m (12'7" x 11'1" into recess)

UPVC double-glazed windows to both front and side of the property, fitted wall cupboard with shelving and picture rail.

Bedroom 4 - 3.38m x 3.68m (11'1" x 12'1")

UPVC double-glazed window overlooks rear garden, coving and ceiling rose. Door leads to...

En Suite Shower Room - 0.86m x 2.49m (2'10" x 8'2")

Opaque UPVC double-glazed window, three-piece modern white suite comprising of low-level WC, vanity wash hand basin with mixer tap, cupboards below and entry level shower enclosure with thermostatic shower, wall to floor tiling and ladder style chrome heated towel rail. Recessed spotlighting.

Shower Room/WC - 2.46m x 2.26m (8'1" x 7'5")

Opaque UPVC double-glazed window, three-piece modern white suite comprising of low-level WC, pedestal wash hand basin and step-in shower enclosure with plumbed-in shower and curved glazed shower screen. Wall to floor travertine tiling, ladder style chrome heated towel rail and recessed spotlighting.

Outside

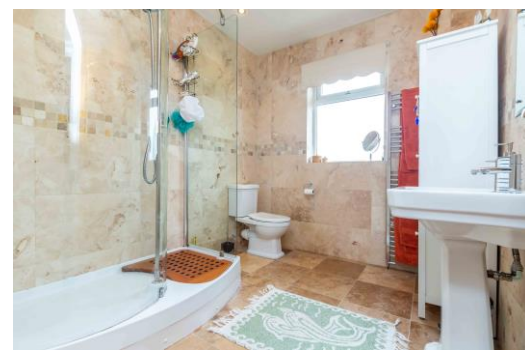
Block paved driveway provides access to front of property with shaped lawn included edged borders well stocked with a variety of plants, shrubs and trees. Off-road parking is available for numerous vehicles with access to adjoining garage via up and over remote roll-shutter door and measuring 18'2 x 9'5. Side door leads to gymnasium, which could double as a working home office. The garage also has electric light and power supply points with a separate water tap. Enclosed rear gardens comprise of shaped lawn with block paved patio, established borders with a variety of plants, shrubs and trees, external water tap.

Council Tax

Sefton MBC Band F.

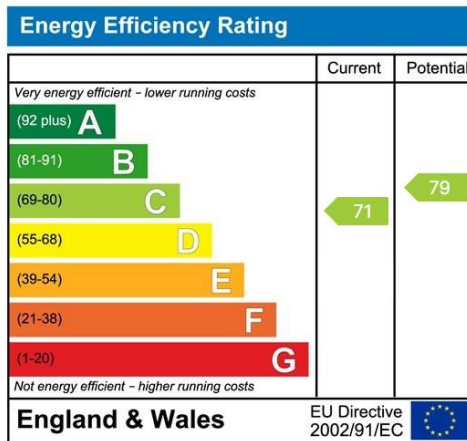
Tenure

Leasehold with a remaining Lease term of 999 years from 29 September 1928





Floor plans are for illustration only and not to scale
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