



11 Aspen Gardens, Southport, PR8 6DZ

£270,000

'Subject to Contract'

Tucked away to a popular residential cul de sac, just off Sussex Road and forming part of a modern development of similar semi-detached, detached properties, this very well-presented property offers immaculate accommodation throughout! Installed with a system of gas fired central heating and Upvc double glazing, the living space includes; entrance hall with Wc, front lounge leading to impressive dining kitchen complete with a range of built-in appliances. To the first floor there are three bedrooms and a family Shower Room, the master bedroom enjoying en-suite shower facility. The gardens, in the opinion of the agent, are a definite feature! landscaped by the current owners to their very own high and exacting specifications, providing a pleasant, ease of maintenance outside space for families to enjoy. off road parking is available to front. The property is situated in a popular residential location with access to nearby train links on the Southport to Piccadilly line, both Primary & Secondary Schools including Norwood Primary School & Meols Cop Secondary School. Further facilities are located at nearby Lord Street & the Southport Town Centre.

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Southport's Estate Agent

Entrance Hall

'Rock' entrance door access leading to First Floor, including handrail, spindles and newel post. Useful under stairs storage cupboard access and door leads to...

WC - 1.65m x 0.94m (5'5" x 3'1")

Opaque UPVC double-glazed window, low level WC and wash hand basin with mixer tap and tiled splash-back. Wood-grain style flooring.

Front Lounge - 4.37m x 3.81m (14'4" x 12'6")

UPVC double-glazed bow bay window to front of property, double doors lead to...

Dining Kitchen - 2.9m x 5.82m (9'6" x 19'1")

UPVC double-glazed window and double doors lead to enclosed garden at the rear. 'Karndean' style flooring laid with dining area being open-plan with modern 'Shaker' style breakfast kitchen incorporating a range of built-in base unit including cupboards and drawers, wall cupboards and working surfaces. Breakfast bar integral to work top with part wall tiling and appliances include; electric double oven with five-ring gas hob and canopy style extractor hood over. One and a half-bowled sink unit with mixer tap and drainer and plumbing is available for washing machine, dishwasher and further wall cupboard houses 'Glow worm' combination style central heated boiler system. Recessed spotlighting.

First Floor Landing

UPVC double-glazed window to side and useful built-in storage cupboard.

Bedroom 1 - 3.1m x 3.43m (10'2" x 11'3")

UPVC double-glazed window, loft access via drop-down ladder and currently boarded for storage purposes. Further door leads to...

En Suite Shower Room/WC - 0.89m x 3m (2'11" x 9'10")

Three-piece modern white suite comprising of low-level WC, vanity wash hand basin and step-in shower enclosure with plumbed in shower and ladder style chrome heated towel rail.

Bedroom 2 - 3.23m x 3.63m to rear of wardrobes (10'7" x 11'11" to rear of wardrobes)

UPVC double-glazed window with fitted wardrobes incorporating sliding vanity mirrored frontage.

Bedroom 3 - 3.4m x 2.49m to rear of wardrobes (11'2" x 8'2" to rear of wardrobes)

UPVC double-glazed window with fitted wardrobes incorporating vanity mirrored frontage, hanging space and shelving. There is further separate built-in storage cupboard over stairs.

Shower Room/WC - 1.98m x 2.29m (6'6" x 7'6")

Opaque UPVC double-glazed window with three-piece modern white suite comprising of low-level WC, vanity wash hand basin with mixer tap and entry-level shower enclosure with plumbed in deluge style shower overhead and handheld shower attachment. Ladder style chrome heated towel rail to part wall tiling with recessed spotlighting and extractor.

Outside

Hard surface driveway access to front leads from Sussex Road, over communal access to the development with flagged and loose stone borders, well landscaped and secure side entrance gate to further landscaped gardens at the rear. The rear of the property, in the opinion of the estate agent is a definite feature with flagged patio, stepping up to Astro-turf lawn, laid for ease of maintenance, enclosed with timber-built summer house and further timber shed.

Tenure

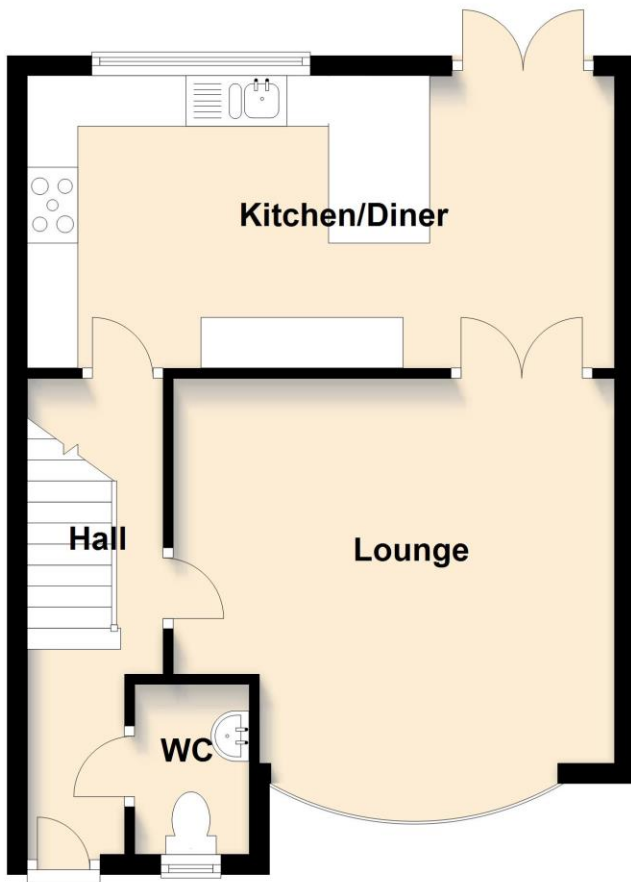
Freehold.

Council Tax

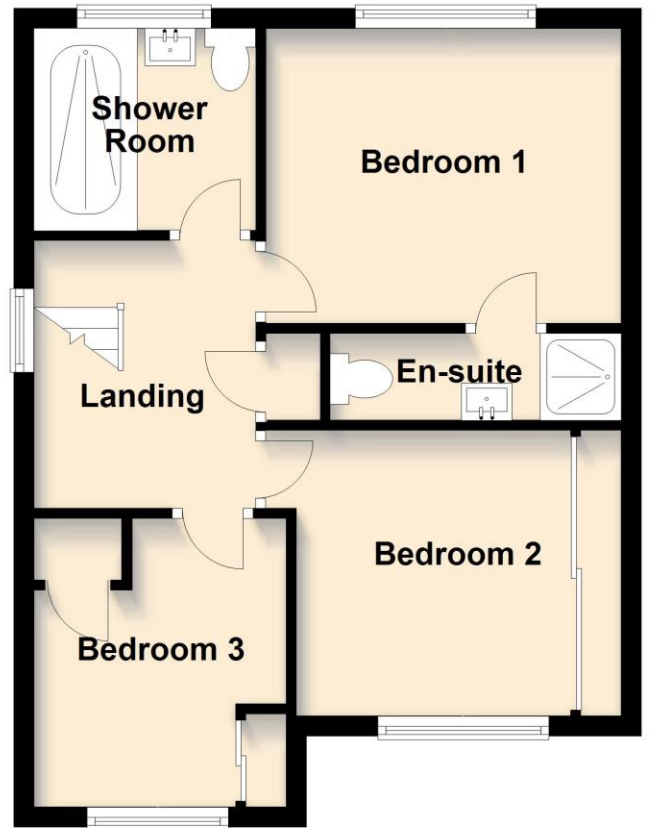
Sefton MBC Band D.



Ground Floor



First Floor



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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