



**4 York Terrace, Manchester Road,  
Southport, PR9 9BG  
£325,000 Subject to contract**

An internal inspection is essential to appreciate the extent of the accommodation offered by this exceptionally spacious Town House, situated in the middle of a terrace of similar properties on Manchester Road.

The centrally heated and double-glazed accommodation briefly includes; Entrance Hall, Front Lounge, Rear Lounge, spacious Dining Kitchen, Utility Room and WC. On the First Floor there are three double bedrooms, a Family Bathroom and additional WC, and there are three further double bedrooms and another bathroom located on the Second Floor. The property stands in gardens to the front and rear, courtyard style rear garden together with off-road parking for at least four cars. Property is very conveniently situated close to a popular Primary School and just a short distance from the many facilities of the Southport Town Centre.

### Enclosed Vestibule

UPVC double-glazed double outer doors. UPVC inner door with double-glazed and stained glass insert.

### Entrance Hall

Oak flooring, stairs to the First Floor with useful storage cupboard below.

### Lounge - 5.13m into bay x 3.96m (16'10" into bay x 13'0")

UPVC double-glazed window, electric, coal-effect fire with attractive surround.

### Rear Lounge - 3.99m x 3.35m (13'1" ext. to 15'4" x 11'0")

Oak flooring, UPVC double-glazed window.

### Dining/Kitchen - 7.92m x 3.66m (26'0" x 12'0")

Two UPVC double-glazed windows to side, and side door. Oak flooring. Inset one and a half bowl stainless steel sink unit with mixer tap, granite working surfaces incorporating drainer. Four-ring 'Neff' induction hob with cooker hood above, split level oven and microwave/oven combined. Integral fridge and freezer. Pull out larder cupboard, recessed spotlighting.

### Utility Room - 2.67m x 2.64m (8'9" x 8'8")

Sink unit, base unit and larder cupboard, working surfaces, plumbing available for washing machine, cupboard housing 'Baxi' gas central heating boiler. UPVC double-glazed window.

### WC - 1.45m x 0.99m (4'9" x 3'3")

Corner wash hand basin with cupboard below, low level WC, tiled walls, UPVC double-glazed window.

### First Floor Landing

### Bedroom 1 - 4.01m x 5.31m (13'2" x 17'5")

UPVC double-glazed window.

### Bedroom 2 - 4.01m x 3.35m (13'2" x 11'0")

UPVC double-glazed window.

### Bedroom 3 - 3.66m x 3.66m (12'0" x 12'0")

UPVC double-glazed window

### Bathroom - 2.57m x 2.92m (8'5" x 9'7")

Double ended panel bath with mixer tap and shower attachment, walk-in shower enclosure with thermostatic shower, vanity wash hand basin, low level WC. Tiled walls, tall wall radiator. Recessed spotlighting. Cupboard housing unvented hot water cylinder. Extractor and UPVC double-glazed window.

### WC - 1.68m x 0.97m (5'6" x 3'2")

Low level WC, tiled walls, recessed spotlighting, UPVC double-glazed window.

### Second Floor

### Bedroom 4 - 3.99m x 5.31m (13'1" ext. to 16' x 17'5")

UPVC double-glazed windows.

### Bedroom 5 - 3.76m x 3.66m (12'4" x 12'0")

UPVC double-glazed window.

### Bedroom 6 - 2.62m x 4.01m (8'7" x 13'2")

UPVC double-glazed window.

### Bathroom - 3.35m x 3.96m (11'0" x 13'0")

White suite including free-standing double-ended bath with mixer tap and shower attachment twin vanity wash hand basins with cupboards below, bidet, low level WC. Shower enclosure. Tiled walls, recessed spotlighting, towel rail/radiator. Two double-glazed 'Velux' windows.

### Outside

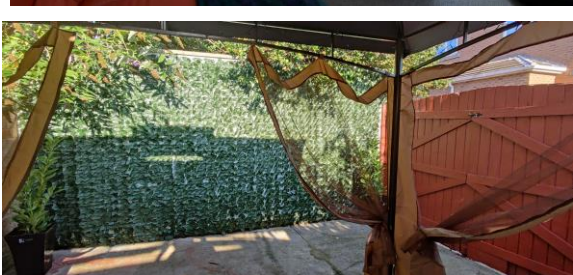
The front garden is paved and provides off-road parking for several vehicles. There is a courtyard rear garden with access from Thistleton Mews.

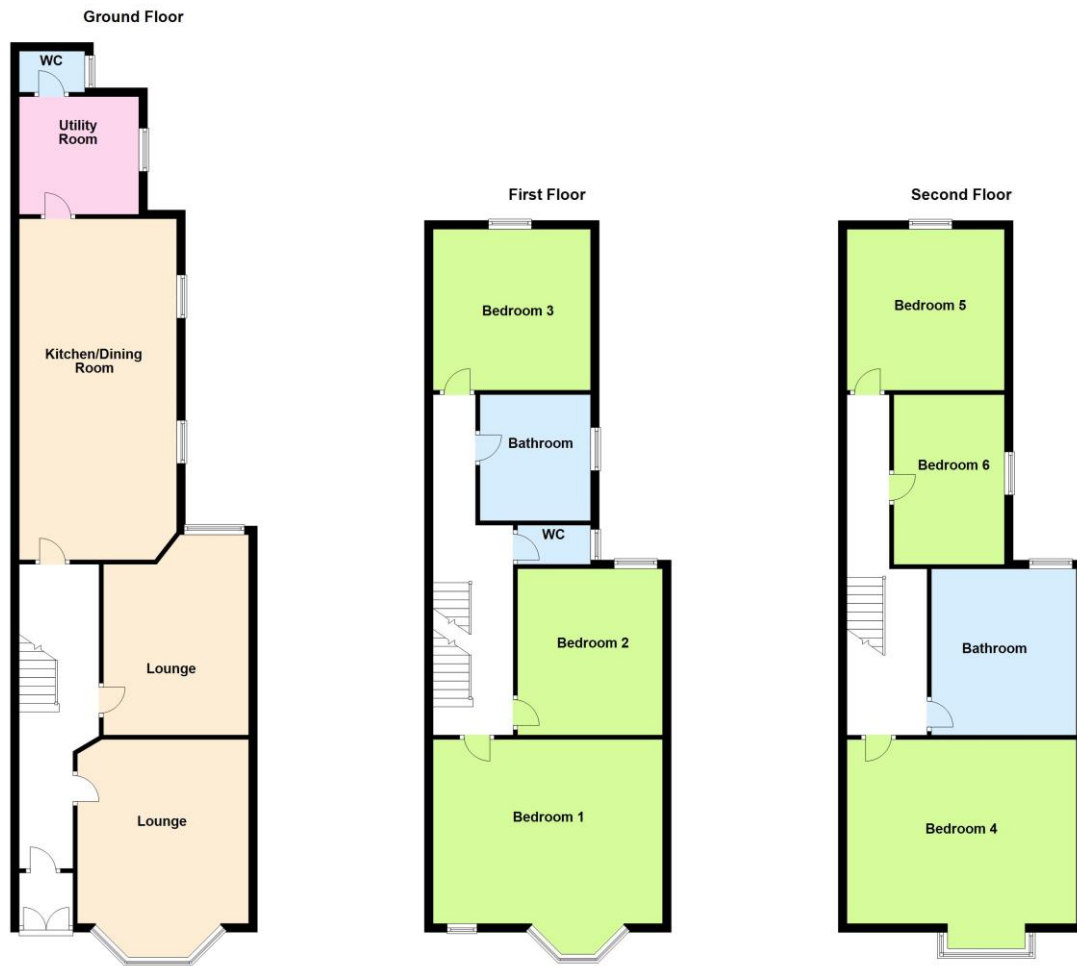
### Tenure

Leasehold with a remaining Lease term of 999 years from 1st January 1892.

### Council Tax

Sefton MBC Band D.





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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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