



**122 Southbank Road
Southport, PR8 6QL £259,950
'Subject to Contract'**

An early viewing is essential to appreciate the deceptive accommodation offered by this immaculate semi-detached family house. The centrally heated and double-glazed accommodation has undergone a full programme of modernisation and improvement throughout, striking the perfect balance of modern contemporary living coupled with character and charm. The living space comprises of open Entrance Vestibule leading to Entrance Hall, glazed and lead light inner doors lead to the Front Lounge and most impressive bespoke fitted Kitchen. The kitchen flows through to a Breakfast Room also equipped with fitted appliances including integral coffee machine and glazed double doors open to ground floor Wc and utility area! Access via double doors leads to the enclosed rear garden, arranged for ease of maintenance. To the first floor there are three Bedrooms and a modern style three-piece Bathroom suite including Wc. Right of way access to front offers off road parking to a loose stone driveway and continues via side of property complete with external lighting with side entry gate to rear. The property is situated in a popular residential area, convenient for nearby Primary Schools, together with the facilities at the Southport Town Centre and buzzing, vibrant Birkdale Village.

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Southport's Estate Agent

Open Entrance Vestibule

Access to entrance hall via Royal blue 'GAP' front door with frosted fan light and feature lantern light above. Complimentary Royal blue flat metro midway wall tiling.

Entrance Hall

Stairs lead to first floor with handrail and newel post, midway wall panelling and vertical neo-classical radiator to one wall. Internal door with glazed and leaded insert leads to....

Front Lounge - 4.27m x 3.35m (14'0" into bay x 11'0" into recess)

Upvc double glazed bay window to front of property, oversized Sandstone fireplace with electric fire. Partial wall panelling. Electrical point and coaxial socket mounted behind large round gold mirror.

Kitchen - 3.58m x 3.66m (11'9" x 12'0")

Upvc double glazed window to rear garden. A most impressive bespoke fitted kitchen incorporating a number of built-in base units with cupboards and drawers, wall cupboards including integrated led lighting to full height glass units either side of chimney breast and working surfaces with single bowl sink unit with mixer tap. Appliances include 'Mountpeller' Range double gas & electric oven with seven burner gas hob and concealed extractor hood with light point above to chimney breast. Newly installed fridge freezer with chilled water dispenser and fitted pull out spice racks to kitchen cabinetry either side, there are also additional wicker storage baskets fitted to base units. Door leads to useful under stairs storage cupboard, attractive flooring. Open plan leading to....

Breakfast Room - 3.02m x 2.39m (9'11" x 7'10")

Upvc double glazed double doors lead to enclosed garden at the rear. Breakfast room incorporates complimentary base units and working surfaces with illuminated glass cabinet and plate rack. Further integral appliances include eye level integrated combination microwave grill/oven and Candy coffee machine. Neo-classical wall radiator and glazed double doors open to....

Ground Floor Wc/ Utility - 0.89m x 2.24m (2'11" x 7'4")

Opaque Upvc double glazed window, low level Wc with concealed cistern and wall hung basin with mixer tap. Working surfaces conceal Bosch washing machine, partial wall tiling and wall mounted 'Worcester' combination style central heated boiler system.

First Floor Landing

Split level landing access with Upvc double glazed side windows, loft access and vertical Neo-classical wall radiator.

Bedroom One - 3.61m x 3.1m (11'10" x 10'2" into recess)

Upvc double glazed window, ornate display fire surround to one wall. Double bedroom.

Bedroom Two - 3.81m x 2.44m (12'6" x 8'0")

Upvc double glazed overlooking rear of property, two opaque Upvc side windows, and wardrobe included. Double bedroom.

Bedroom Three/ Office - 3.61m x 2.69m (11'10" x 8'10")

Upvc double glazed window to front of property.

Bathroom/Wc - 2.59m x 2.01m (8'6" x 6'7")

Upvc double glazed window. The most impressive three-piece white bathroom suite comprises of concealed cistern toilet behind feature panelling, directional spotlights, high specification Burlington roll top bath with matching glass shower screen (featuring a small access door to access bath taps/shower controls), rigid shower, oversized ceramic sink with ceramic legs and low-level Wc. Part wall tiling and Neo-classical radiator to one wall.

Outside

Landscaped front and rear gardens include 'Right of way' to access to front driveway and rear of the property, via block paved access road. The stone driveway provides off-street parking with feature wrought iron railings, illuminated front pillar post light and bulkheads to side gable. The enclosed rear garden includes feature external panelling with sage green arch topped access gate. Raised borders, and flagged area for recycling bins to be positioned. Externally the property renovation includes new monocouche render to front, side and rear of property.

Tenure

The tenure of the property is Freehold.

Council Tax

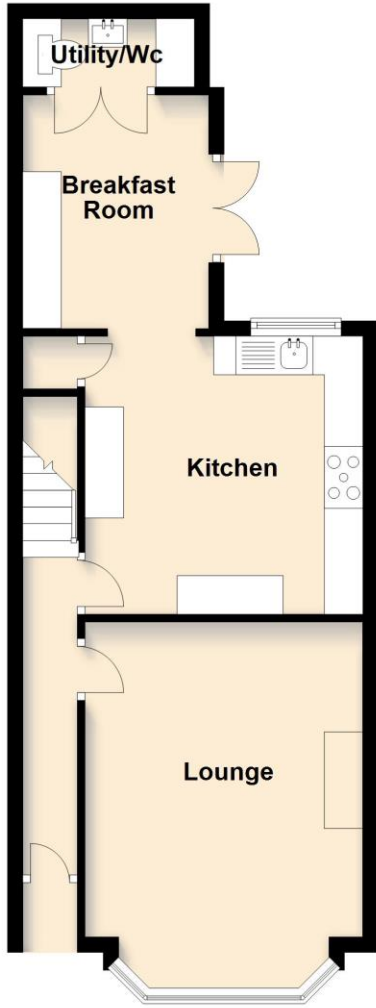
The Council Tax for the property is Sefton MBC band C.

Note

The property has undergone a full and extensive programme of modernisation and improvement including a new electrical rewire and Smart meter installed on electricity supply located in kitchen base unit. A traditional analogue meter on Gas supply located to under stairs cupboard. Cavity wall insulation, re bedded ridge tiles and Upvc windows throughout including fitted slatted blinds, Upvc patio doors, Upvc soffits, fascia's, soil stacks, gutters and downspouts. Fully re-plumbed including central heating up to existing Worcester Bosch combi boiler. Feature Grey neo-classical type column radiators to Kitchen, dining room, entrance hall, landing and bathroom. Panelling details to hall, stairs and landing, living room, bathroom and externally to rear garden wall. Oak/stain glass glazed internal doors to ground floor and Oak veneer internal doors to upstairs. Finally, re-plastered and rendered, newly decorated, including carpets and vinyl floor coverings, kitchen, bathroom and downstairs utility/toilet. New lawns laid to front and rear.



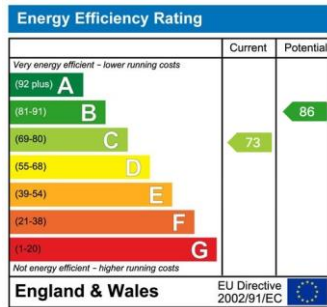
Ground Floor



First Floor



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



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