



12 Bengarth Road, Southport, PR9 7HB
Offers In Excess Of £325,000
'Subject to Contract'

An early viewing is recommended to appreciate the generous family accommodation offered by this semi-detached house providing sympathetic character and charm with the perfect balance of modern appeal. The generous living accommodation very briefly includes; entrance hall with ground floor Wc/utility, front lounge, living room opening to dining room, perfect for entertaining and modern style breakfast kitchen with a range of built-in appliances. To the first floor there are four bedrooms and a modern style family bathroom with Wc. The property occupies prominent position with established gardens to front and rear. Off road parking is available with access to workshop/store to rear. The rear garden being a definite feature! The house is situated in a popular and established residential location convenient for the nearby Primary Schools at Norwood Crescent and the railway station at Meols Cop which is on the Southport to Manchester commuter line providing excellent transport links to Liverpool. The facilities at Churchtown Village and the main facilities can be found at the Southport Town Centre are readily accessible.

Enclosed Entrance Vestibule

Upvc doubled double outer storm doors, tiled flooring and composite style inner door with opaque Upvc side insert leading to....

Entrance Hall

Turn staircase leads to first floor with handrail, spindles and newel post, under stairs storage cupboard access. Vertical neo-classical wall radiator, dado rail, coving and ceiling rose. Opaque Upvc double glazed window to front and side of property. Herringbone style LVT flooring laid and door leads to under stairs utility/ Wc.

Utility/ Wc - 1.63m x 2.13m (5'4" x 7'0")

Upvc double side window, low level Wc and working surfaces concealing plumbing for washing machine and wash hand basin with mixer tap. Part wall tiling and wall mounted combination style central heated boiler system. Herringbone style LVT flooring continues.

Front Lounge - 4.65m x 3.78m (15'3" into bay x 12'5" into recess)

Upvc double glazed bay window to front of property, living flame gas fire with marble interior, hearth and ornate painted wooden fire surround. Coving and ceiling rose.

Living/Dining Room - 7.24m x 3.38m (23'9" x 11'1" into recess)

A fabulous entertaining space partially carpeted with LVT flooring continuing to dining area. Open plan access from living to dining room includes Upvc double glazed double doors to side window leading to rear garden and pitched roof with exposed timber beams and two 'Velux' style skylights maximising natural light. Wall light points and archway provides access leading to....

Breakfast Kitchen - 5.33m x 2.95m (17'6" x 9'8")

Upvc double glazed window overlooks garden to rear and further Upvc double glazed door leads to side. A most impressive fitted kitchen arranged in an attractive shaker style with a number of built in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating breakfast bar and single bowl sink unit with mixer tap and drainer. Appliances include with integral fridge freezer and integral dishwasher with an additional preparation sink with mixer tap, eyelevel 'Bosch' combination style oven and electric double oven separate with five ring induction style hob all inset to exposed brick chimney breast with built in extractor over. LVT style flooring continues with recessed spotlighting and part wall tiling.

First Floor Landing

Upvc double glazed side window, dado rail and ceiling rose.

Bedroom 1 - 4.62m x 3.63m (15'2" into bay x 11'11" into recess)

Upvc double glazed bay window to front of property, extensive fitted wardrobes with overhead storage cupboards, hanging space and shelving.

Bedroom 2 - 4.06m x 3.35m (13'4" x 11'0")

Upvc double glazed window overlooks rear of property.

Bedroom 3 - 2.62m x 2.29m (8'7" x 7'6")

Upvc double glazed window.

Bedroom 4 - 2.49m x 2.64m (8'2" x 8'8")

Upvc double glazed window to rear, currently arranged as a home office space.

Family Bathroom/ Wc - 1.8m x 2.9m (5'11" x 9'6")

Opaque Upvc double glazed window with four-piece modern white suite comprising of low-level Wc, pedestal wash hand basin with central mixer tap, vanity wash hand basin waterfall style mixer tap and illuminated vanity wall mirror to one wall. Corner step in shower enclosure includes plumbed in deluge style overhead shower and handheld shower attachment. Tiled walls, heated wall radiator recessed spotlighting and extractor.

Outside

Flagged driveway access to front provides off road parking via secure wrought iron double gates for numerous vehicles. raised brick borders comprising of plants and shrubs with gated side secure access leading to rear of property. The enclosed rear garden comprises of stone patio with shaped lawn and edged borders with a variety of well stocked plants, shrubs and trees. Access to useful workshop/store measures 10'8" x 7'11" with electric light and power supply. There is also separate timber child's playhouse.

Council Tax

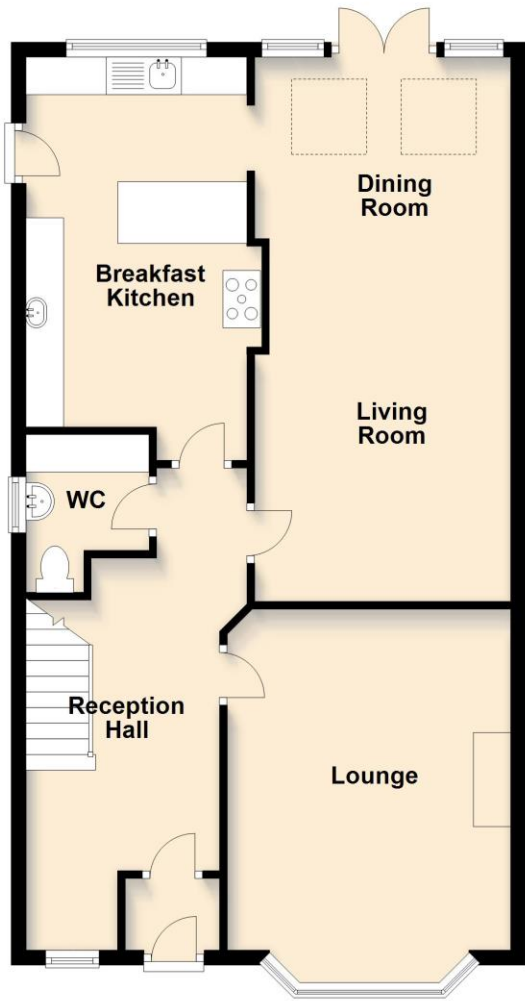
Council tax for the property is Sefton MBC band C.

Tenure

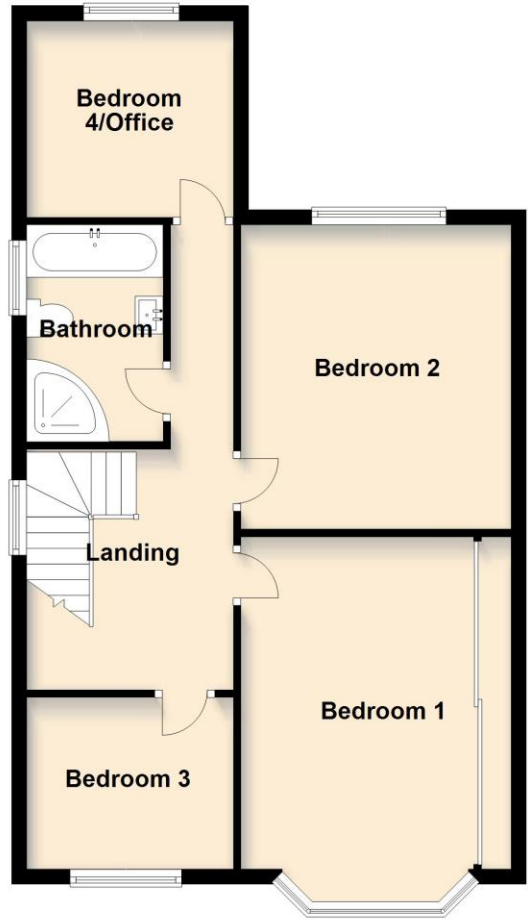
The tenure of the property is Freehold.



Ground Floor

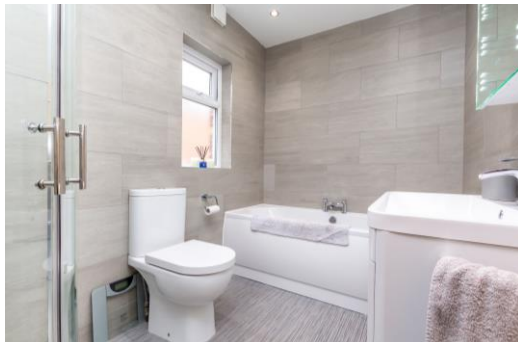


First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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