



**53 Windsor Road
Southport, PR9 9DB, £270,000
'Subject to Contract'**

A modernised and very much improved four-bedroom, 'doors together' semi-detached family house, which provides a fabulous living space perfect for entertaining. The much sought after location is particularly convenient for a number of facilities situated on Manchester Road, with further amenities to be found at Lord Street and the Southport Town Centre. Internally the immaculate accommodation comprises of large through lounge/dining room leading to separate sitting room and kitchen overlooking garden to the rear. To the First Floor there are four bedrooms and a family bathroom with separate Wc. The well-established gardens are private and not directly overlooked with off road parking to the front. The property is also within convenient access of Southport Train Station, with commuter links on both the Manchester Piccadilly & Liverpool Central lines.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Upvc double glazed outer double doors, tiled flooring and inner door leads to...

Entrance Hall

Stairs lead to first floor with handrail, spindles and newel post. Under stair storage cupboard and woodgrain laminate style flooring. Dado rail, coving and door leads to...

Through Lounge/ Dining Room - 7.87m x 3.86m (25'10" x 12'8" reducing to 11'8")

Upvc double bay window to front of property, woodgrain laminate style flooring, wood burning stove inset to chimney breast with attractive limestone surround and hearth. Main lounge open plan leading to dining room with further Upvc double glazed window to rear garden, door leads to...

Sitting Room - 3.45m x 4.06m (11'4" into recess x 13'4")

Upvc double glazed window to side of property, woodgrain laminate style flooring continues and exposed brick hearth to chimney breast with fire surround and door leads back to entrance hall. Separate cupboard access to under stairs. Door leads to...

Kitchen - 2.41m x 3.61m (7'11" x 11'10")

Upvc double glazed window to side and window overlooking rear garden. Upvc double glazed door leads to garden. A range of built in base units incorporate cupboards and drawers with wall cupboards, working surfaces and single bowl sink unit with mixer tap and drainer. Appliances include electric oven with four ring gas hob, stainless steel splash back and funnel style extractor hood above. Space is available for free standing fridge freezer, plumbing for washing machine and wall cupboard houses 'Worcester' combination style central heated boiler system. Integral dishwasher, part wall tiling.

First Floor Landing

Split level landing access with skylight maximising natural light, stripped wooden flooring, dado rail and two wall light points.

Bedroom 1 - 4.5m x 3.15m (14'9" into bay x 10'4" into recess)

Upvc double glazed bay window to front of property, ornate fire surround over tiled hearth to chimney breast, stripped wooden flooring and coving.

Bedroom 2/Dressing Room - 3.58m x 3.58m (11'9" x 11'9" into recess)

Upvc double glazed window overlooks rear of property. Ornate fireplace to chimney breast with cast iron tiled interior over tiled hearth. Stripped wooden flooring continues, bedroom currently arranged as dressing room.

Bedroom 3 - 2.64m x 3m (8'8" x 9'10")

Upvc double glazed side window and useful built in storage cupboard.

Bedroom 4 - 2.72m x 2.08m (8'11" x 6'10")

Upvc double glazed window.

Shower Room - 2.64m x 2.46m (8'8" x 8'1")

Opaque Upvc double glazed window with three-piece modern white suite comprising of low-level Wc, pedestal wash hand basin and corner step in shower enclosure part wall tiling and plumbed in shower. Tiled flooring, recessed spotlighting and ladder style chrome heated towel rail.

Wc - 1.65m x 0.86m (5'5" x 2'10")

Opaque Upvc double glazed window, low level Wc and tiled flooring.

Outside

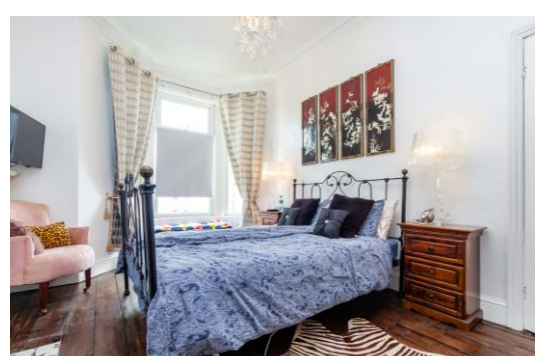
Driveway access to front providing off road parking to flagged driveway and secure gated side access leads to rear of property. The enclosed rear garden is well screened, not directly overlooked with laid to lawn and established borders well stocked with a variety of plants, shrubs and trees.

Council Tax

Sefton MBC band C.

Tenure

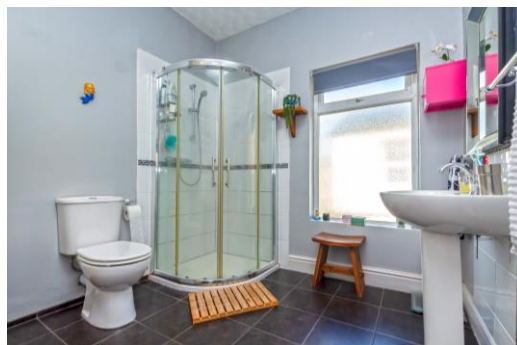
Freehold.





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		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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