



**216 Sandbrook Road
Southport, PR8 3RQ, £170,000
'Subject to Contract'**

This semi-detached house is offered for sale with no chain delay, providing centrally heated and double-glazed accommodation which briefly includes; Entrance Hall, Lounge, Rear Lounge/Dining Room, Kitchen, and to the First Floor there are three bedrooms, a Bathroom and separate WC. The house stands in established gardens to both the front, side and rear with off-road car parking. The property is situated on the corner of a cul-de-sac in a popular and established residential location and is convenient for the nearby facilities at Ainsdale Village.

Entrance Hall

Upvc double glazed entrance door. Wall mounted 'Vaillant' central heating boiler system. Stairs to first floor with hand-rail and newel post. Dado rail, door to....

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

Upvc double glazed window to front. Fireplace to chimney breast with tiled interior, hearth and painted surround. Picture rail.



Kitchen - 2.9m x 2.69m (9'6" x 8'10")

Upvc double glazed door and window to rear garden. Base units include a number of cupboards and drawers, wall cupboards and working surfaces with single bowl sink unit, mixer tap and drainer. Appliances include cooker, four ring electric hob and extractor over. Recess for fridge freezer, doorway to....



Dining Room - 3.3m x 3.35m (10'10" x 11'0")

Upvc double glazed sliding patio doors lead to rear garden. Dado rail, ceiling fan and light point.



Landing

Upvc double glazed side window, dado rail and loft access.

Bedroom 1 - 3.35m x 3.38m (11'0" x 11'1")

Upvc double glazed window.

Bedroom 2 - 3.33m x 3.68m (10'11" into recess x 12'1" to rear of wardrobes)

Upvc double glazed window overlooking rear of property. Fitted wardrobes (in need of repair)



Bedroom 3/Office - 1.68m x 1.4m (5'6" x 4'7")

Upvc double glazed window.

Bathroom - 1.68m x 1.4m (5'6" x 4'7")

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Opaque Upvc double glazed window to side, panelled bath with shower attachment, pedestal wash hand basin and wall tiling.

Wc - 1.68m x 0.84m (5'6" x 2'9")

Opaque Upvc double glazed window, low level Wc, midway wall tiling.



Outside

The property occupies a generous, established and mature corner plot with off road parking to front, side access leading to enclosed rear garden, arranged for ease of maintenance.

Tenure

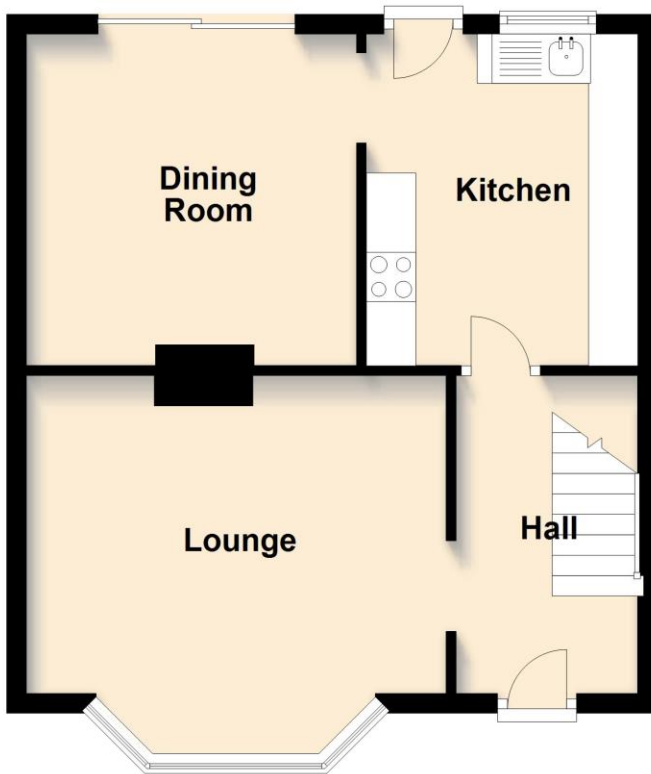
Freehold.

Council Tax

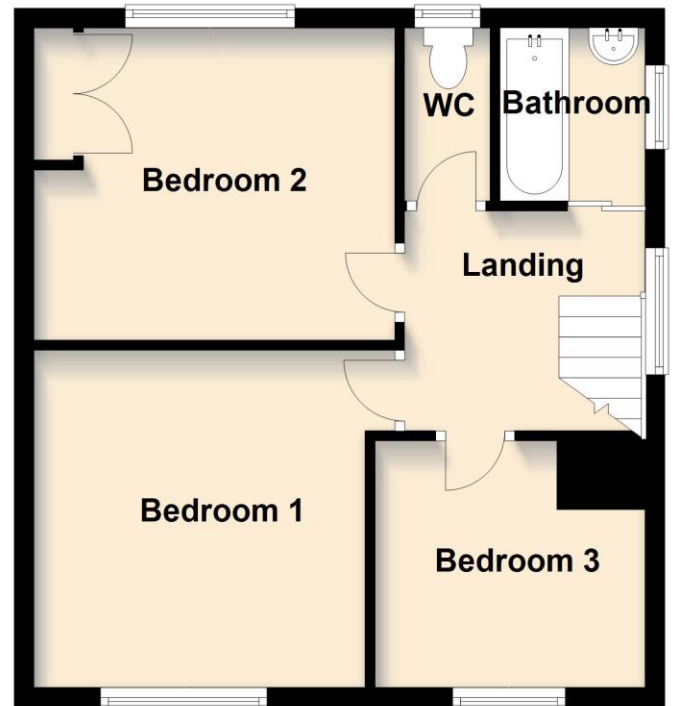
Sefton MBC Band B.



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			85
(69-80) C		70	
(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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