



**14 Ryder Crescent
Hillside, PR8 3AE, £450,000
'Subject to Contract'**

Providing generously proportioned and spacious family accommodation immaculate in presentation throughout! This semi-detached house is situated in a much sought after location convenient for nearby popular Primary & Secondary Schools, Southport Rugby Club and local Championship Golf courses, together with the train station at Hillside which is on the Southport to Liverpool commuter line. The centrally heated and Upvc double glazed accommodation includes; entrance vestibule leading to entrance hall with ground floor Wc, dining room opening to the rear lounge and leading to established, private garden to rear. There is also a modern fitted kitchen overlooking gardens to rear. To the first floor there are Three double bedrooms, one arranged as a study/office area and a generous family bathroom with Wc. The property stands in established gardens to both front and rear, occupying a slightly elevated enviable position on arguably one of the most sought-after roads in Hillside. The sun catching rear garden enjoys a 'South Westley' facing aspect with Indian stone patio areas leading to well tended lawn including established, mature borders. There is also access to a separate garden room, adjoining store and brick-built BBQ. There is ample parking for a number of vehicles to front.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Composite style outer door, tiled flooring with inset mat well and glazed inner door leading to...

Entrance Hall

'Karndean' style flooring laid with turned staircase to first floor, incorporating handrail, spindles and newel post. Door to under stairs storage cupboard. Further oak internal door leads to ground floor W/c. Upvc double glazed window to side. Door to...

WC - 0.84m x 1.12m (2'9" x 3'8")

Upvc double glazed side window, low level Wc, corner wash hand basin with waterfall style mixer tap and mid way wall tiling. 'Karndean' style flooring continues.

Through Living Room/ Dining Room - 9.3m x 3.76m (30'6" overall measurements x 12'4" into recess extending to 13'10")

Upvc double glazed bay window overlooks front garden, attractive fabric fitted pelmets with folding blinds, floating shelving to recess and 'Karndean' flooring continues. Open plan access from dining room leads to living room with wood burning stove inset to chimney breast with marble surround, interior and 'Karndean' flooring continues. Upvc double glazed French doors lead to enclosed garden at the rear.

Kitchen - 5.99m x 2.97m (19'8" x 9'9" reducing to 6'4")

Upvc double glazed side door and window and further Upvc double glazed window overlooks garden at the rear. Kitchen arranged in a modern gloss style with a number of useful fitted base units including cupboards and drawers, wall cupboards and working surfaces. Including single bowl sink unit with mixer tap and drainer. Wall cupboard houses 'Glow.Worm' combination style central heated boiler system, including additional working surfaces concealing plumbing for washing machine and space for tumble dryer. Appliances include 'Neff' eye level combination style oven with 'Neff' hide and slide electric fan assisted oven below, 'Bosch' five ring gas hob with 'Neff' canopy style extractor above. There is also integral dishwasher, wine cooler and American Style fridge freezer. Ceramic floor tiling, part wall tiling and recessed spotlighting.

First Floor Landing

Upvc double glazed window to front of property with fitted blinds, door leads to useful built in storage cupboard.

Bedroom 1 - 5.03m x 3.78m (16'6" into bay x 12'5" to rear of wardrobe)

Upvc double glazed bay window to front of property, fitted wardrobes to the length of one wall with partial vanity mirrored sliding frontage, hanging space and shelving. Wardrobes also conceal wall mounted Tv point.

Bedroom 2 - 3.94m x 4.22m (12'11" x 13'10" to rear of wardrobes)

Upvc double glazed window overlooks rear of property, fitted wardrobes with hanging space and shelving.

Bedroom 3/ Office - 2.95m x 3.02m (9'8" x 9'11")

Upvc double glazed window overlooks rear of property, double bedroom arranged as home office.

Family Bathroom/ Wc - 4.17m x 1.91m (13'8" x 6'3")

Two opaque Upvc double glazed side windows, four-piece modern white suite comprising of low-level Wc, pedestal wash hand basin with mixer tap, free standing panelled bath with central water fall style mixer tap and handheld shower attachment and entry level shower enclosure with glazed shower screen, plumbed in rainfall style overhead shower and handheld shower attachment. Tiled walls and flooring, chrome heated towel rail to one wall, recessed spotlighting and extractor.

Outside

Established and mature gardens adjoin the property with blocked paved driveway access providing off road parking for numerous vehicles. Shaped front lawn with established borders and wrought iron double side gates lead to rear of property. There is also panelled fencing with light points to side. To the rear of the property the garden is a particular feature offering a West facing sunny aspect with access to garden room ideal for entertaining and measuring 21'3" x 8'8" with Upvc double doors opaque glazed window close board panelled walls with electric light and power and recessed spotlighting. To the rear of the garden room there is an adjoining timber store offering further storage. The landscaped garden comprising of Indian stone patio and seating area, laid to lawn well tended with established and mature borders stocked with a variety of plants, shrubs and trees. Fitted brick BBQ area and further panelled fencing with wall light points.

Tenure

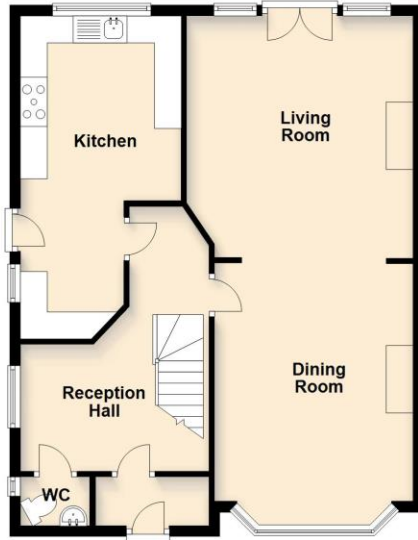
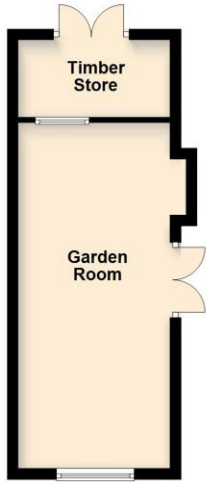
Freehold

Council Tax

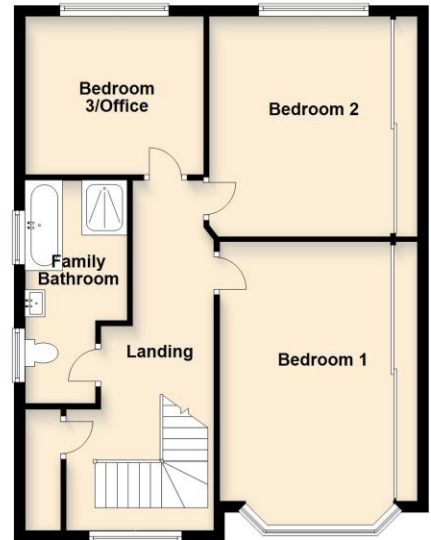
Sefton MBC band E.



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		82
(69-80)	C	72	
(55-68)	D		
(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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