



30 Hastings Road, Hillside, Southport, PR8 2LW
£650,000
Subject to Contract



12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

An early viewing is essential to appreciate the extent of the accommodation offered by this individual, detached property situated in a much sought after location, opposite Hillside Golf Club. Hastings Road is a popular residential location convenient for nearby facilities which include the railway station at Hillside, on the Southport to Liverpool commuter line, a small range of shops, local golf courses and the facilities at Birkdale Village are a short distance away. The centrally heated, double glazed and well presented accommodation briefly includes; enclosed vestibule, entrance hall with cloakroom, lounge, dining room, kitchen with an extensive range of built in appliances, two bedrooms, bathroom and Wc. On the first floor there is a further 2 bedrooms and space in the loft for further extension subject to the usual consents. The property stands in a established gardens to both and rear there is an in and out driveway and garage to the side.

Enclosed Vestibule

Composite outer door with double glazed and leaded insert. Tiled floor, inner door with bevelled glazing and leading to....

Entrance Hall

Turned staircase to the first floor with useful storage cupboard below.

Walk In Store - 2.08m x 0.97m (6'10" x 3'2")

Cloakroom - 1.83m x 1.85m (6'0" x 6'1")

Upvc double glazed and leaded window. 'Roca' fittings including wash hand basin, low level Wc, wood strip flooring.

Lounge - 6.4m x 4.42m (21'0" x 14'6")

Upvc double glazed and leaded windows to the front, Upvc double glazed and recently fitted, double doors and side windows leading to the rear garden. Living flame coal effect gas fire with an attractive Minster style surround. Wall light points

Dining Room - 3.66m x 4.27m (12'0" into bay x 14'0")

Upvc double glazed and leaded window. Open plan to.....

Kitchen - 3.18m x 3.53m (10'5" x 11'7")

A contemporary, modern range of fittings including, an inset white 1 1/2 bowl sink unit with granite working surfaces incorporating a drainer. A range of base units with cupboards and drawers, wall cupboards, built-in 'Bosch' appliances including - four ring induction hob with extractor above, split level 11/2 electric oven with microwave above, fridge, freezer, dishwasher. Recessed spotlighting. Wood grain LVT flooring continuing into the dining room.

Rear Hall

Tiled floor, Upvc double outer door with double glazed insert.

Walk In Utility - 1.52m x 0.99m (5'0" x 3'3")

Plumbing for washing machine and shelving.

Bedroom 1 - 4.6m x 3.45m (15'1" x 11'4" to front of wardrobes extending to 13'4")

Built in wardrobes to one wall, Upvc double glazed window overlooking the rear garden.



Bedroom 2 - 3.96m x 3.12m (13'0" extending to 15' to rear of wardrobes x 10'3")

Built-in wardrobes with overhead store cupboards, Upvc double glazed window overlooking the rear garden.

Bathroom - 2.08m x 3.1m (6'10" x 10'2")

White suite including panelled bath with mixer tap and hand held shower attachment, vanity wash hand basin with cupboards below, low-level Wc, walk-in shower enclosure with thermostatic shower. Recessed spotlighting. Heated towel rail, Xpelair extractor. Upvc double glazed window.

First Floor Landing

Useful deep storage cupboard.

Bedroom 3 - 4.27m x 4.37m (14'0" x 14'4")

Upvc double glazed and leaded window, recessed double wardrobes, door to extensive loft/storage area with double glazed 'Velux' style window.

Bedroom 4/ Office - 2.69m x 2.13m (8'10" x 7'0")

Upvc double glazed and leaded window.

Outside

There are established gardens to the front and the rear, there is a newly tarmaced in and out the driveway to the front, lawn and shrubbery, an adjoining garage to the side measuring 21'2" x 8'6" with up and over door, electric power supply and Upvc double glazed window and door to the rear. Boiler Store, housing a 'Vaillant' gas central heating boiler. The generously sized rear garden, (100ft in length) is screened by walls and fencing together with mature shrubs, lawn, borders, ornamental rockery and water feature.

Planning Permission

Planning Permission has been granted to remodel the property and the link to that is -

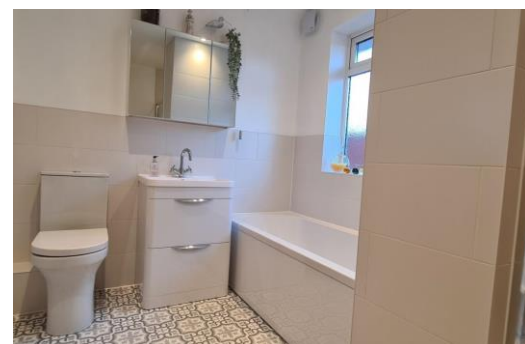
<https://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R17Q70NWMPE00>

Council Tax

Sefton MBC band G.

Tenure

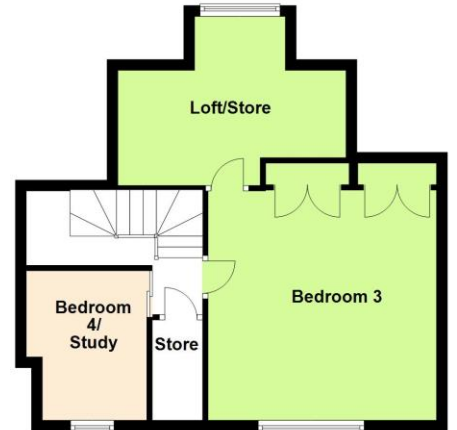
Freehold



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			
(69-80) C			79
(55-68) D		59	
(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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