



**70 Grange Road  
Southport, PR9 9AD, £475,000  
'Subject to Contract'**

This charming detached family house has been well presented throughout offering a wealth of original character and charm. To the ground floor a generous, light and airy reception hall provides access to the main living accommodation and ground floor Wc, including front lounge, rear lounge and Farmhouse style kitchen. To the first floor there are four bedrooms and family bathroom. A separate staircase leads to the top floor bedroom with separate en-suite shower room/WC. The established and mature private, walled gardens are also a most definite feature, perfect for families! The property also benefits from a garage and is very well screened and not directly overlooked. The location is particularly convenient for a number of local shops and amenities including access to Lord Street and the Southport Town Centre.



## Open Canopy Entrance

Open to front with tiled flooring, overhead external light point and glazed and leaded internal door leading to..

## Reception Hall

Generous reception hallway, light and airy opening to cloaks/boot recess perfect for storage including glazed and leaded light windows to front. Stripped wooden flooring and turn staircase leads to first floor with handrail, spindles and newel post. Glazed stained and leaded light side window and door leads to useful under stairs storage cupboard. Door leads to....

**WC** - 0.91m x 1.32m (3'0" x 4'4")

Low level Wc, wash hand basin, tiled flooring and part wall tiling.

**Principle Lounge** - 5.36m x 4.24m (17'7" into bay x 13'11")

Glazed and leaded light bay window to front of property, multi fuel burning stove inset to tiled hearth with wooden surround, glazed stained and leaded light windows to side. Stripped wooden flooring, picture rail, coving and ceiling rose.

**Sitting Room** - 5.51m x 3.94m (18'1" x 12'11")

Glazed door and windows lead to rear garden. Multi fuel burning stove inset to chimney breast with sandstone style fire surround and hearth. Glazed stained and leaded light side windows. Stripped wooden flooring continues with coving and ceiling rose.

**Breakfast Kitchen** - 6.65m x 3.15m (21'10" into recess x 10'4")

Glazed and leaded light window and door leads to side and rear of property. Glazed window overlooks rear gardens. Kitchen arranged in a farmhouse style with a number of built in base units including cupboards and drawers, wall cupboards, glazed china cupboards with corner display shelving under unit lighting and working surfaces including one and half bowl sink unit with mixer tap and drainer. Appliances include six burner, range style oven concealed extractor hood above, plumbing is available for dishwasher, space for freestanding fridge freezer there is also additional pull-out wicker storage baskets, tiled flooring and recessed spotlighting.

## First Floor Landing

Stained glazed and leaded light window to half landing with main landing including staircase to second floor. Coving.

**Bedroom 1** - 5.44m x 4.27m (17'10" from bay into rear of wardrobes x 14'0")

Glazed and leaded light bay window to front of property, stripped wooden flooring fitted wardrobes with hanging space and shelving.

**Bedroom 2** - 5.31m x 3.94m (17'5" x 12'11")

Glazed window overlooks rear garden.

**Bedroom 3** - 3.07m x 2.84m (10'1" x 9'4")

Glazed window to front of property, picture rail and coving.

**Bedroom 4/ Laundry Room** - 2.34m x 1.75m (7'8" x 5'9")

Glazed side window, storage recess to under stairs and plumbing is available for washing machine.

**Family Bathroom/WC** - 3.73m x 3.18m (12'3" x 10'5" overall measurements)

Glazed window to side and overlooking rear gardens. Five-piece white suite comprising of low-level Wc, pedestal wash hand basin, bidet, corner panelled bath with mixer tap and telephone style shower attachment and step in shower enclosure with plumbed in shower, part wall tiling, tiled flooring and recessed spotlighting. Ladder style heated towel rail.

## Second Floor

**Bedroom 5** - 7.26m x 4.22m (23'10" x 13'10" overall measurements excluding entry door recess and areas of reduced head height)

Double glazed skylights, Upvc double glazed side window and woodgrain laminate style flooring. vaulted ceiling with spotlighting and working surfaces to one wall with butcher block tops and inset circular bowl sink unit with mixer tap. Cupboard to under eaves provides further storage and folding door leads to..

**Ensuite Shower Room/ Wc** - 3.18m x 0.84m (10'5" x 2'9")

Low level Wc, pedestal wash hand basin with mixer tap, tiled splash back and entry level shower enclosure with plumbed in shower and part wall tiling. Stripped flooring and recessed spotlighting.

## Outside

Established gardens adjoin the property with hard surface driveway providing off road parking to front with shaped lawn and borders. Secure timber gated access leads via side of property and to a garage at the rear. The enclosed rear garden is walled with raised patio and further lawn and established borders well stocked with a variety of plants, shrubs and trees. There is also an area of land to the rear owned by Sefton Council and rented by the current owner for approximately £90 per annum, we advise any new ownership to carry out their own due diligence should they wish to carry on the rental or pursue the purchase of this land.

## Council Tax

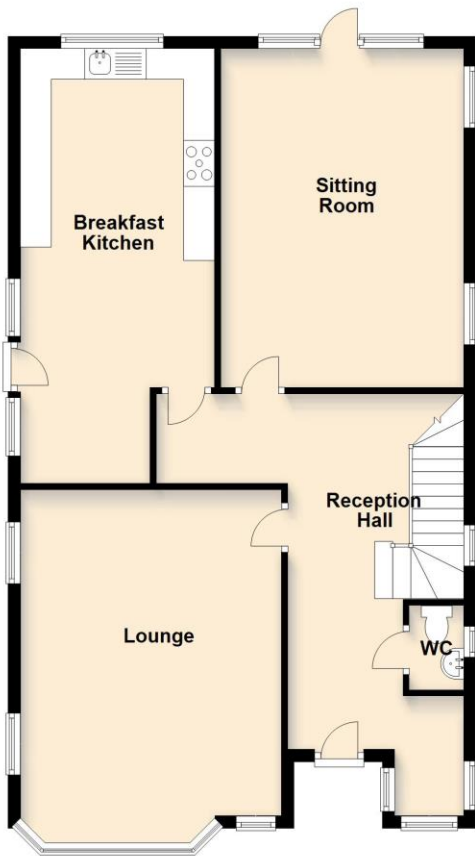
Sefton MBC band F.

## Tenure

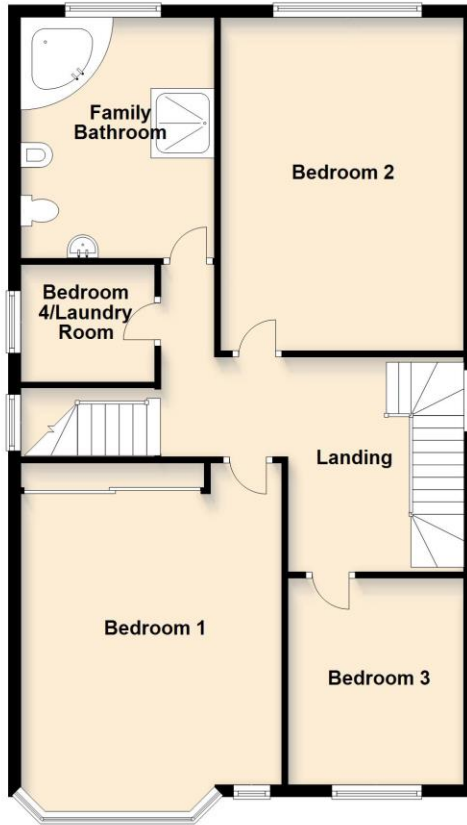
Freehold.



Ground Floor



First Floor



Second 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		66
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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