



67 Manchester Road, Southport, PR9 9BN

£325,000

'Subject to Contract'

Tucked away and nestled within the serene embrace of a stunning, mature plot and all located within convenient reach of Lord Street and the Southport Town Centre, this charming semi-detached true bungalow offers an idyllic retreat for those seeking comfort and convenience. Tucked away from the hustle and bustle via private road access, yet conveniently located within close proximity to the town centre amenities including nearby Schools and Train Links. Internally the generous living accommodation is well planned offering two reception rooms leading to a modern breakfast kitchen, two bedrooms and a bathroom with separate WC. The gardens are a definite feature, well established and stocked with a variety of plants, shrubs and trees, perfect for couples and families alike! With its prime location, this bungalow offers easy access to a wealth of amenities, shops, restaurants, and leisure facilities. For commuters especially, there are convenient rail links from Southport to Liverpool, Manchester, Chester and beyond with regular local bus services to Liverpool, Preston and Wigan, making this the perfect location for families and professionals alike.

Sitting Room - 3.61m x 5.38m (11'10" x 17'8")

Woodgrain laminate flooring, Upvc double glazed sliding patio and separate 'French' door leading to a sun deck and covered verandah.

**Lounge** - 6.48m x 3.96m (21'3" x 13'0")

Woodgrain laminate flooring Upvc double glazed window to the front and rear. Electric coal effect fire and surround.

**Dining Kitchen** - 4.24m x 3.48m (13'11" x 11'5" extending to 13'8")

Upvc double glazed window, single drainer one and half bowl sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards and working surfaces. 'Zanussi' four ring ceramic hob with cooker hood above, 'Neff' electric oven, plumbing for dishwasher and washing machine.

**Bedroom 1** - 3.43m x 2.82m (11'3" x 9'3" to front of wardrobes 11'8" overall measurements)

Built in wardrobes with mirrored sliding doors to one wall. Upvc double glazed window.

Bedroom 2 - 3.66m x 2.87m (12'0" x 9'5")

Vanity wash hand basin with cupboards below. Upvc double glazed window.

**Bathroom** - 2.74m x 2.03m (9'0" x 6'8")

Panelled bath with mixer tap, 'Triton' electric shower, pedestal wash hand basin, low level WC. Corner entry shower enclosure with thermostatic shower. Part wall tiling. Tall wall radiator, wall light points. Extractor. Upvc double glazed window.

Additional WC - 1.7m x 0.91m (5'7" x 3'0")

Half tiled walls, low level WC, extractor and Upvc double glazed window.

Loft

The loft is approached via a drop down ladder in sitting room and houses the gas central heating boiler. The property has an extensive loft and there is scope to create further accommodation subject to the usual permissions being obtained.

**Outside**

The property enjoys a truly unique position located off Manchester Road, a driveway provides parking for several vehicles and leads to a double width garage with electric up and over door. The delightful, 'secret' gardens enjoys a sunny aspect provided with a verandah covered timber deck, further patio areas, established shrubs, planting, loose stone display area, paved walkways, ornamental trees and pond. Shed. Utility area to the side housing further shed and power supply.

Note

The property has ownership of the main driveway leading from the road, with ample car parking. Two other properties have a right of way only over this driveway, one of which has ownership of a separate parking area.

**Council Tax**

Sefton MBC band C.

Tenure

Freehold.

Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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