



**18 Eden Avenue Southport, PR9 9QH
Offers Over £170,000 'Subject to
Contract'**

An opportunity to purchase this larger than average three-bedroom mid-terrace family house with accommodation that briefly includes; generous dining Hallway leading to main reception room and kitchen. There is also a conservatory to rear. To the first floor there are three bedrooms and a bathroom with WC. Off road parking is available to front for numerous vehicles, provided the curb is lowered and the rear garden is arranged for ease of maintenance. With its prime location convenient for Churchtown Village, this property offers easy access to a wealth of amenities, including a selection of local independent shops, restaurants, and a number of popular Primary & Secondary Schools. For commuters, the nearby A565 transport links ensure effortless travel to the surrounding areas, making this the perfect place to call home for families and professionals alike.

Entrance Porch

Glazed outer door with window, step up and inner door leading to...

Dining Hallway - 3.05m x 3.66m (10'0" x 12'0")

Upvc double glazed window to front, woodgrain laminate style flooring and under stairs storage cupboard access. Breakfast area to hallway and door and stairs lead to first floor. Door leads to...

Living Room - 6.2m x 3.61m (20'4" x 11'10")

Upvc double glazed window to front, glazed bi-folding doors lead to conservatory adjoining the rear. Wall mounted coal effect electric fire to chimney breast. Woodgrain laminate style flooring continues.

Conservatory - 2.92m x 3.33m (9'7" x 10'11")

Double glazed sliding patio doors lead to rear of property with windows and wall light point.

Kitchen - 3.12m x 3.58m (10'3" x 11'9")

Upvc double glazed door and window leads to rear garden. A range of built in base units include cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include, space for cooker, plumbing for washing machine and further space for free standing fridge and freezer. Woodgrain laminate style flooring continues.

Landing

Loft access, built in cupboard houses 'Vaillant' combination style central heated boiler system.

Bedroom 1 - 3.61m x 3.61m (11'10" x 11'10")

Upvc double glazed window, built in cupboard over stairs.

Bedroom 2 - 4.32m x 2.67m (14'2" x 8'9")

Upvc double glazed window to front and cupboard built in over stairs.

Bedroom 3 - 2.49m x 2.87m (8'2" x 9'5")

Upvc double glazed window overlooks rear of property.

Bathroom/WC - 1.78m x 3.63m (5'10" x 11'11" into recess)

Upvc double glazed window to rear with low level WC, pedestal wash hand basin and corner panelled bath. Part wall tiling and ladder style chrome heated towel rail. Panelling to ceiling.

Outside

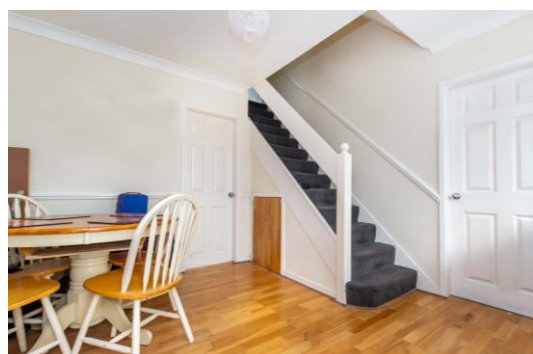
Off road parking to front driveway providing the council consulted and the curb is lowered, arranged for ease of maintenance. The rear garden is predominantly Astro-Turf and raised patio with timber garden shed and brick-built BBQ. A rear gate provides 'right of way' access over ginnel to rear for refuse collection. The property is not directly overlooked.

Council Tax

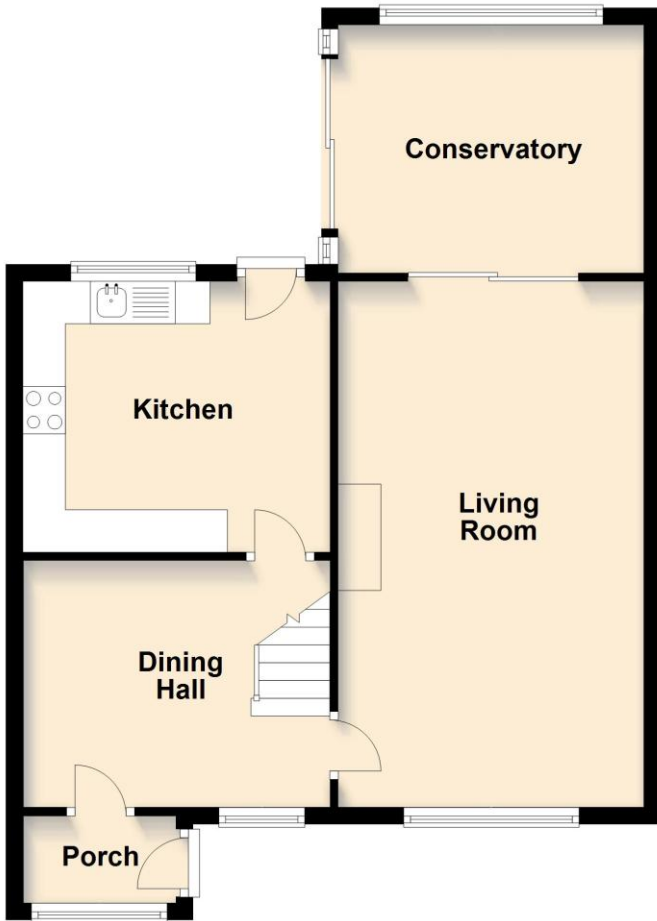
Sefton MBC band B.

Tenure

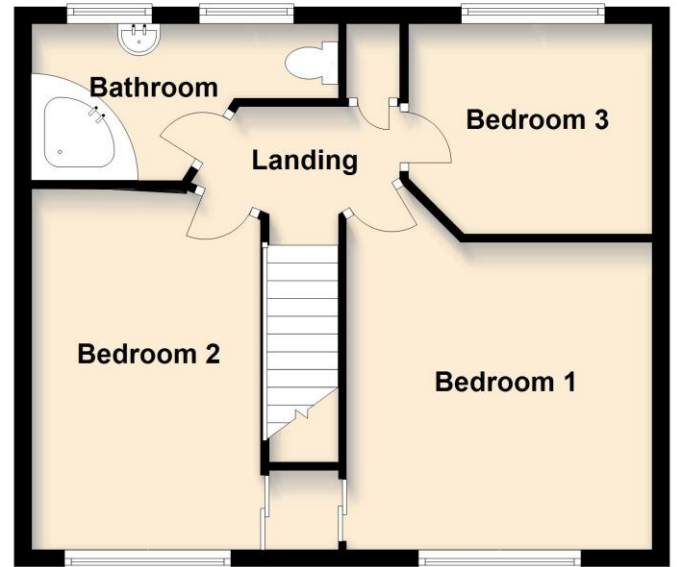
Freehold.



Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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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