



22 Hazel Grove
Southport, PR8 6AX, £280,000
'Subject to Contract'

An early viewing is recommended to appreciate the extent accommodation offered by this semi detached, family house, gas central heating is installed together with Upvc double glazing and the accommodation briefly includes; entrance porch, entrance hall, through lounge/ dining room, kitchen with a range of built in appliances, garden lounge, bathroom and separate WC, on the first floor there are three bedrooms, two with ensuite shower facilities, with a useful space on the second floor. Established gardens adjoin the property there is off road parking for a number of cars, the property is situated in a popular and established location convenient for nearby schools and the railway station at Meols Cop on the Southport to Manchester commuter line.

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Southport's Estate Agent

Entrance Porch

Upvc outer door with double glazed insert and double glazed side windows, tiled floor, figure glazed inner door to...

Entrance Hall

Stairs to the first floor.

Through Lounge/ Dining Room - 6.78m excluding bay x 3.91m (22'3" excluding bay x 12'10")

Upvc double glazed bay window overlooking the front garden and Upvc double glazed, double doors leading to the side garden. Living flame coal effect gas fire and attractive surround and hearth, wall light points.

Kitchen - 4.7m x 2.24m (15'5" to front of built in cupboards x 7'4" extending to 11'5")

Upvc double glazed window with single drainer sink unit below. A range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces and separate breakfast bar with cupboards and drawers below. Further corner pantry unit. Five burner stainless steel gas hob with cooker hood above, split level oven with combination style oven and microwave above, plumbing for washing machine, dishwasher and space for a tumble dryer. Integrated fridge and freezer. Recessed spotlighting, Upvc double glazed door to...

Rear Porch

Upvc double glazed window and door to outside.

Garden Lounge - 4.47m x 2.87m (14'8" x 9'5")

Electric coal effect fire attractive surround Upvc double glazed double doors leading to the rear garden. Skylight, cupboard housing gas central heating boiler.

Bathroom - 1.78m x 1.52m (5'10" x 5'0")

Twin grip panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboard below, part tiled walls, chrome towel rail/ radiator. Upvc double glazed window.

WC - 1.78m x 0.94m (5'10" x 3'1")

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

First Floor

Bedroom 1 - 3.38m x 4.09m (11'1" x 13'5")

Two Upvc double glazed windows. Built in wardrobe with sliding doors to one wall and sliding door leading to...

Ensuite Shower Room - 0.61m x 2.44m (2'0" x 8'0")

Shower enclosure with thermostatic shower, wash hand basin/ WC.

Bedroom 2 - 3.25m x 3.3m (10'8" x 10'10")

Upvc double glazed window.

Bedroom 3 - 2.46m x 2.84m (8'1" x 9'4" excluding door recess)

Upvc double glazed window.

Ensuite Shower Room

Step in shower enclosure with 'Mira' electric shower, wash hand basin, low level WC. Part wall tiling, Upvc double glazed window.

Second Floor

Room - 3.35m x 1.91m (11'0" including recess x 6'3" excluding areas of reduced head height)

Useful storage cupboards into eaves. Upvc double glazed window.

Outside

The property stands on a substantial plot with gardens to the front, side and rear. The front garden is provided with loose slate parking for a number of cars, and the well screened side garden has lawn, borders pergola, patio area and double gates from Laburnum Grove lead to additional parking and possible garage space subject to the usual consent being obtained.

Council Tax

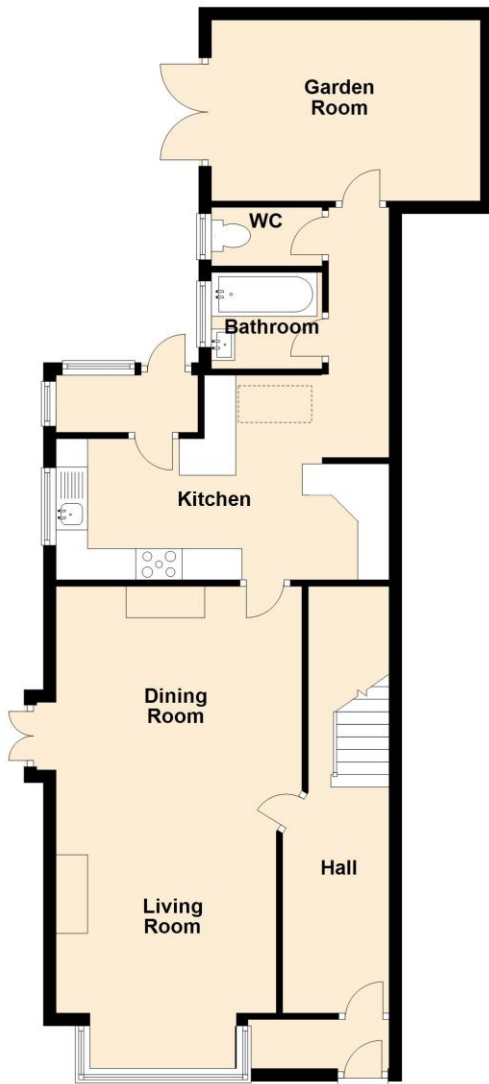
Sefton MBC band B.

Tenure

Leasehold for 999 years from 1 November 1962 with a ground rent of £5.50 per year.



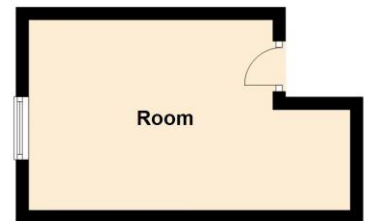
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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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