



9 Beech Grove, Southport, PR9 7EE
Offers Over £350,000
'Subject to Contract'

Nestled within the serene embrace of a much sought after leafy grove in the heart of Southport, this charming 'doors together' three-bedroom semi-detached family house offers an idyllic retreat for those seeking comfort and convenience. Tucked away from the hustle and bustle yet conveniently located within close proximity to nearby Primary & Secondary Schools and Train Links. Internally the generous living accommodation has been very well planned flowing effortlessly as you enter the reception hallway. A generous lounge is situated to the front, with the sitting room to rear leading to a dining conservatory and modern kitchen including access to Wc. To the first floor there are three bedrooms and a family bathroom with separate Wc. The garden is well established and perfect for couples and families alike with off road parking presented to front for numerous vehicles and extensive laid to lawn to rear. With its prime location, this property offers easy access to a wealth of amenities, shops, restaurants, and leisure facilities. For commuters, the convenient train links on the Southport to Manchester Piccadilly line ensure effortless travel to the city and beyond, making this the perfect place to call home for families and professionals alike.

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Southport's Estate Agent

Enclosed Entrance Vestibule

With open canopied entrance leading to enclosed vestibule including tiled flooring with inset matt well and glazed outer door. Useful hanging space to vestibule and glazed inner door leading to....

Entrance Hall

Providing open plan access to main living space, ideal for entertaining with LVT flooring laid and staircase to first floor with handrail, spindles and newel post. Door leads to...

Front Lounge - 4.93m x 4.55m (16'2" into bay x 14'11" into recess)

Upvc double glazed bay window to front, LVT flooring continues and living flame gas wall mounted fire to chimney breast. Picture rail and coving.

Sitting Room - 3.63m x 3.61m (11'11" x 11'10" into recess)

LVT flooring, wood burning stove inset to chimney breast over stone hearth with exposed mantle over. Archway leads to...

Dining Conservatory - 3.45m x 4.19m (11'4" x 13'9")

Upvc double glazed double doors and windows overlooks garden at the rear. Tiled flooring, wall light points and separate Upvc double glazed single door leads via side. Doorway provides open plan access to....

Kitchen - 3.63m x 2.31m (11'11" x 7'7" into recess)

Arranged in modern attractive shaker style with a number of built in base units including cupboards and drawers, wall cupboards with under unit lighting and 'butcher block' working surfaces including inset 'Belfast' style sink unit with mixer tap. Pull out larder cupboards and appliances which include, range oven with five burner gas hob, stainless steel splash back and funnel style extractor hood above. Plumbing is available for dishwasher and space available for free standing fridge freezer. There is also integral dishwasher. Kitchen finished with part wall tiling, tiled flooring and recessed spotlighting. Upvc double glazed window to rear and door with step leads down to...

Cloakroom/ WC - 1.42m x 1.3m (4'8" x 4'3")

Opaque Upvc double glazed window, low level WC and wash hand basin with mixer tap and tiled splash back. Well screened recess provides further storage to under stairs.

First Floor Landing

Half landing including glazed stained and leaded light side window and inner hall leading to bathroom and WC.

Bedroom 1 - 4.8m x 3.99m (15'9" into bay x 13'1" into recess)

Upvc double glazed bay window to front, double bedroom with picture rail and coving.

Bedroom 2 - 3.66m x 3.61m (12'0" x 11'10" to rear of wardrobes)

Upvc double glazed window overlooks rear garden, double bedroom with picture rail, shelving and fitted wardrobe sliding partially mirrored frontage to the length of one wall.

Bedroom 3/ Office - 3.86m x 2.13m (12'8" x 7'0" to rear of wall cupboards)

Upvc double glazed window to front, bedroom currently arranged as a home office/ study. Picture rail.

Family Bathroom - 2.54m x 2.31m (8'4" x 7'7" overall)

Upvc double glazed window to rear garden, panelled bath with mixer tap and hand held style shower attachment, pedestal wash hand basin with mixer tap and step in shower enclosure with plumbed in shower, part wall tiling, ladder style chrome heated towel rail, ceramic tiled flooring and extractor.

WC - 1.4m x 0.97m (4'7" x 3'2")

Opaque Upvc double glazed window with low level WC and ceramic floor tiling.

Outside

The property is tucked away to the end of a leafy cul-de-sac with a loose stone driveway to front providing off road parking for numerous vehicles via wrought iron gates access. Enclosed rear garden comprises of patio with laid to lawn, generous in size and well screened, not directly overlooked with well stocked borders with a variety of plants, shrubs and trees. Garden pergola included with greenhouse and timber garden shed.

Council Tax

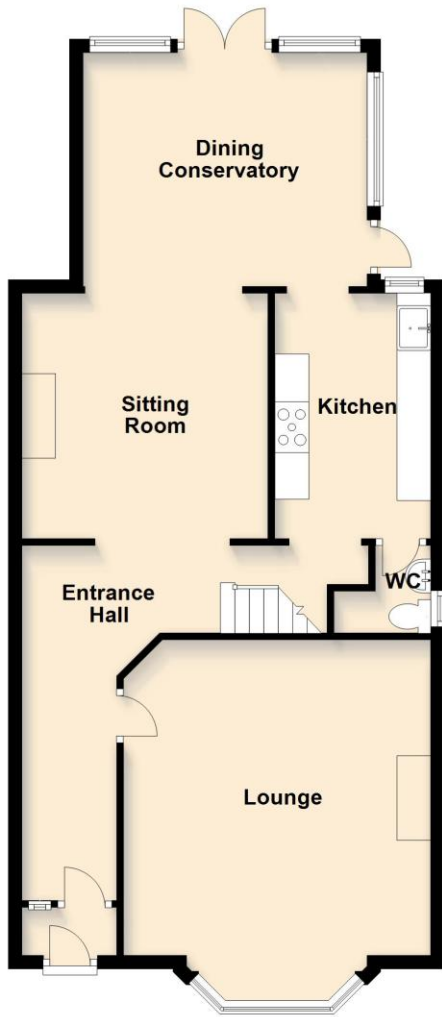
Sefton MBC band.

Tenure

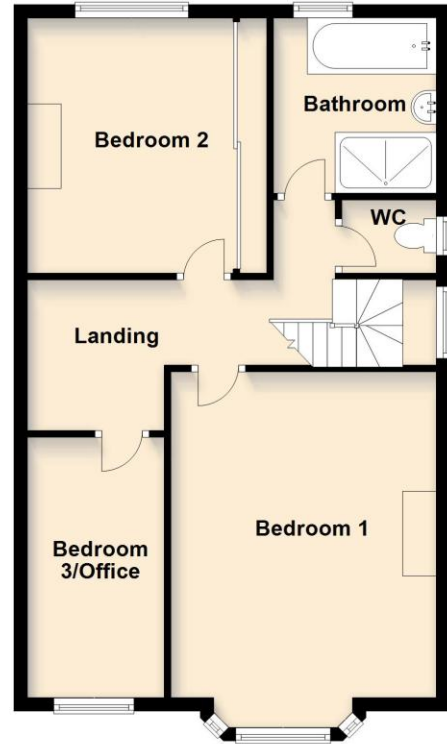
Freehold.



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		
(69-80) C		
(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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