



**2 Broughton Avenue
Southport, PR8 6NB, £295,000
'Subject to Contract'**

This beautifully presented three/four-bedroom dormer, semi-detached dormer style bungalow is nestled in a rare-to-market cul-de-sac, offering an expansive and deceptively spacious layout ideal for family living. The property features a bright and airy living space, complemented by a modern kitchen and dining area leading to conservatory overlooking gardens to the rear. There are two double bedrooms, and a bathroom located to the ground floor. Each of the four bedrooms is generously sized, providing comfort and privacy. The dormer design adds to the home's unique charm while maximising space. The first-floor master bedroom also benefiting from en-suite shower room including WC. The gardens are well tended providing off road parking to front and a garage plus adjoining utility/WC to rear. The location is exceptionally convenient, with local schools, colleges and amenities, and the Southport & Formby District General Hospital just a short distance away, making it an attractive choice for families seeking both convenience and tranquility.

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Southport's Estate Agent

Entrance Porch

Upvc double glazed outer door and window, hanging space and tiled flooring. Inner door with side window including inset glazed, stained and leaded light inserts leads to entrance hall.

Entrance Hall

A number of internal original internal doors include feature glazed, stained and leaded light inserts giving way to reception and bedrooms. Plate rail and door leads to...

Front Lounge - 5.05m x 4.37m (16'7" into bay x 14'4" into recess)

Upvc double glazed bay window to front, feature plantation style shutters and stained and leaded Upvc double glazed windows to side. Living flame gas fire with marble interior and hearth. Inset shelving to side. Picture rail.

Bedroom 1 - 4.11m x 3.63m (13'6" x 11'11")

Upvc double glazed window with fitted plantation style shutters to front, picture rail and coving.

Bedroom 2 - 4.06m x 2.92m (13'4" x 9'7" excluding entry door recess)

Upvc double glazed window overlooks rear of property. Picture rail and coving.

Bathroom/WC - 2.34m x 2.41m (7'8" x 7'11" overall)

Two opaque Upvc double glazed windows. Four piece suite comprising of low level WC, vanity wash hand basin, panelled bath and step in shower enclosure complete with rainfall style shower and hand held shower attachment. Part wall tiling, panelling to ceiling and extractor.

Dining Kitchen - 4.11m x 6.98m (13'6" reducing to 10'3" x 22'11" overall into recess)

Glazed door to side and leading partially enclosed car port and further Upvc double glazed window and doors leading to conservatory at the rear. A turn stair case off the dining area provides access to first floor suite of rooms. Modern kitchen includes a range of white gloss base units including cupboards and drawers with wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include electric oven with gas on glass four ring style hob and funnel extractor over. There is also a separate oven and grill, plumbing available for slimline dishwasher and space for American style fridge freezer. Kitchen open plan to dining area.

Conservatory - 2.36m x 3.35m (7'9" x 11'0")

Upvc double glazed double doors and windows lead to enclosed garden at the rear. Woodgrain laminate style flooring.

First Floor

Velux double glazed skylight maximises natural light with door leading to....

Bedroom 3 - 4.22m x 4.27m (13'10" x 14'0" overall including areas of reduced head height)

'Velux' double glazed skylight to roof pitch, under eaves storage access and wall light point. Door leads to...

Ensuite - 2.21m x 1.88m (7'3" x 6'2")

Opaque Upvc double glazed window with three piece modern white suite comprising of low level WC, pedestal wash hand basin and step in shower enclosure with plumbed in shower, panelled walls and ladder style chrome heated towel rail. Recessed spotlighting and extractor.

Bedroom 4/ Study - 5.26m x 4.24m (17'3" x 13'11" overall including areas of reduced head height)

Two 'Velux' windows maximise natural light to roof pitch, recessed spotlighting.

Outside

The property occupies a cul-de-sac location with flagged driveway frontage providing ease of maintenance and off road parking walled with fencing for numerous vehicles. There is also raised borders with a variety of plants and shrubs and secure side gated access leading via partially enclosed car port to rear. The property benefits adjoining utility/WC measuring 7' x 4'5" housing low level WC, pedestal wash hand basin and working surfaces concealing plumbing for washing machine. Access also available to a separate garage measures 15'2" x 7'11" via roll shutter door access and includes electric light and power supply. The enclosed rear garden is predominantly lawn and paved patio, borders well stocked with a variety of plants, shrubs and trees and includes external water tap.

Council Tax

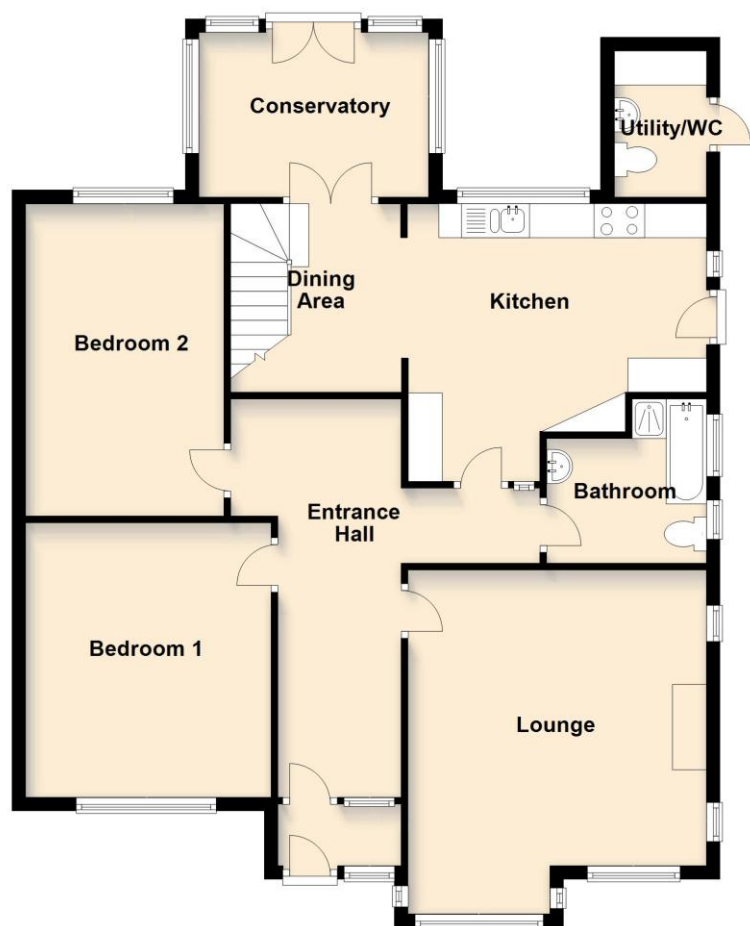
Sefton MBC band C.

Tenure

Freehold.



Ground Floor



First Floor



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



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