



**38 Gosforth Road**  
**Southport, PR9 7HA, £280,000**  
**'Subject to Contract'**

We are pleased to offer for sale this recently renovated three-bedroom semi-detached house, perfectly situated within walking distance to local schools and amenities. The property offers a bright and airy layout with a stylish, contemporary finish throughout. The open-plan kitchen and dining area is fitted with modern appliances, providing a perfect space for family meals and entertaining. The inviting living room features large windows, flooding the space with natural light. Upstairs, the spacious bedrooms are complemented by a beautifully updated family bathroom. Outside, the private garden is ideal for relaxing or outdoor activities. This home combines convenience and modern living, making it an ideal choice for families and professionals.

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*Southport's Estate Agent*

## Entrance Hall

Upvc double glazed entrance door to entrance hall with opaque Upvc double glazed side window. Stairs lead to first floor with handrail, spindles and newel post and door leads to under stairs storage cupboard with separate door to utility room housing 'Worcester' combination style central heated boiler system, opaque Upvc double glazed side window and plumbing for washing machine. Further door leads to....

## WC

Opaque Upvc double glazed window to side, low level WC, corner wash hand basin with mixer tap and part wall ceramic tiling and tiled flooring. Ladder style chrome heated towel rail and recessed spotlighting with extractor.

## Front Lounge - 4.04m x 3.33m (13'3" into bay x 10'11" into recess)

Upvc double glazed bay window to front of property, mid way wall panelling and coal effect electric fire with surround and hearth.

## Rear Lounge - 3.91m x 3.25m (12'10" x 10'8" into recess)

Upvc double glazed bay window to front of property, mid way wall panelling and coal effect electric fire with surround and hearth. Open plan leading to...

## Breakfast Kitchen - 2.72m x 4.29m (8'11" x 14'1")

Upvc double glazed double doors lead to garden and patio at the rear. Modern fitted kitchen with a range of white gloss base units including cupboards and drawers, wall cupboards and working surfaces with single bowl sink unit, mixer tap and drainer. Electric oven, four ring ceramic style hob and funnel style extractor hood above. Space is available for free standing fridge freezer and plumbing for dishwasher. Part wall tiling and recessed spotlighting.

## Landing

Opaque Upvc double glazed window to side, loft access.

## Bedroom 1 - 4.37m x 3.33m (14'4" into bay x 10'11" into recess)

Upvc double glazed bay window to front.

## Bedroom 2 - 3.63m x 2.74m (11'11" x 9'0" into recess)

Upvc double glazed window overlooks garden to the rear.

## Bedroom 3 - 2.49m x 2.41m (8'2" x 7'11")

Upvc double glazed window to rear.

## Bathroom/ WC - 2.41m x 1.73m (7'11" into recess x 5'8")

Opaque Upvc double glazed side window, three piece modern white suite comprising of low level WC, wash hand basin with mixer and L shaped panelled bath with glazed shower screen and plumbed in shower. Wall to floor ceramic tiling with ladder style chrome heated towel rail, recessed spotlighting and extractor.

## Outside

Off road parking available to front via driveway and enclosed garden access to rear with Indian stone patio and laid to lawn, generous in size.

## Council Tax

Sefton MBC band C.

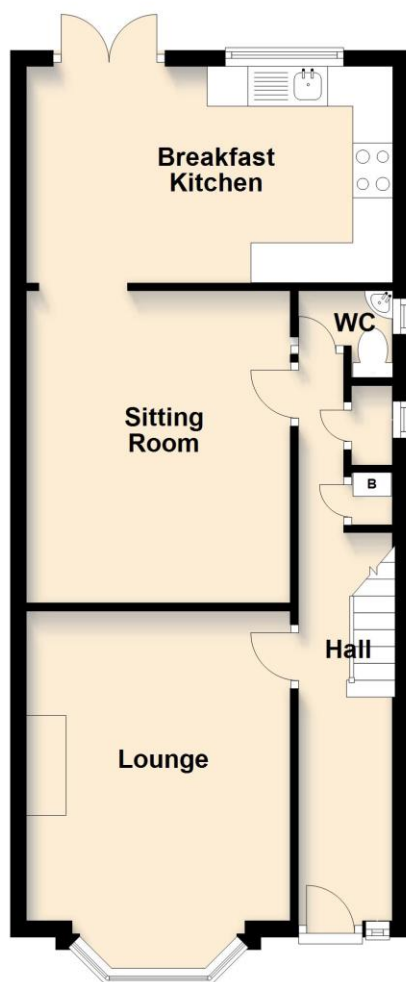
## Tenure

Freehold.





## Ground Floor



## First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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