



64 Cedar Street, Southport, PR8 6NG

£325,000

Subject to Contract

A deceptively spacious, 'doors together' semi-detached family house with added benefit of adjoining annexe to rear! The property is very well presented offering generous, extended living accommodation throughout! The main entrance hallway leads to the living room open plan with dining room, perfect for entertaining. The modern style kitchen leads to the adjoining annexe to rear, a definite feature of the property and currently used as one bedroom living accommodation - options for multiple use - perfect for independent relative or teenager, home office use, studio etc. Private access is available to both side and rear of the main property. To the first floor of the main house there are three bedrooms and a modern style shower room with WC. The gardens are a definite feature, private enclosed and well very established. There is also off road car parking to front for numerous vehicles. This much sought after location is in close proximity to a number of popular Primary & Secondary Schools together with convenient access to Lord Street and the Southport Town Centre.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Enclosed Entrance Vestibule

Composite outer door leading to vestibule with tiled flooring and glazed inner door leading to...

Entrance Hall

Stairs provide access to first floor with hand rail and newel post. Doors lead to....

Front Lounge

Upvc double glazed bay window to front, living flame gas fire includes marble interior, hearth and fire surround to chimney breast. Coving and ceiling rose. Archway provides open plan access leading to...

Dining Room

Upvc double glazed double doors with side windows provide access to enclosed side courtyard at the rear. Separate door leads via inner hall access with useful cupboard under stairs with step leading down and doorway to...

Kitchen

Upvc double glazed window to side courtyard. Kitchen arranged with a number of built in shaker style base units including cupboards and drawers, wall cupboards and working surfaces with partial granite top including inset single bowl sink unit with mixer tap and drainer. Further fitments include wine rack and corner carousel unit. Appliances include electric oven, four ring ceramic style hob with funnel style extractor over. Space is available for freestanding fridge freezer and further plumbing for dishwasher. Inner door provides access leading to....

Annexe Kitchen

The rear of the property enjoys annexe accommodation ideal for use for independent teenager or relative with Upvc double glazed door leading to enclosed side courtyard and further Upvc double glazed window to side. Number of built in base units including cupboards and drawers with working surfaces and separate central heated boiler system. Single bowl sink unit with mixer tap and drainer. Appliances include four ring gas hob, space is available for freestanding fridge freezer and plumbing for washing machine. Tile effect laminate flooring and part wall tiling. Door leads to....

Rear Lounge

Upvc double glazed French doors lead to garden at the rear with Upvc double glazed window to side. Inner door leads to....

Bedroom

Upvc double glazed window overlooks garden at the rear with fitted wardrobes including vanity mirrored frontage, fly over storage cupboards and door leads to....

Ensuite

Three piece modern suite comprising of low level WC, pedestal wash hand basin and step in shower enclosure with wall grip and plumbed in shower. Part wall tiling, tiled flooring with ladder style chrome heated towel rail, recessed spotlighting and extractor.

First Floor

Split level landing access with skylight maximising natural light and doors leading to bedrooms.

Bedroom 1

Upvc double glazed bay and single window to front, fitted wardrobes with flyover storage cupboards, wall light points over bedside cabinets and drawers. Knee hole dressing table and drawers to one wall.

Bedroom 2

Upvc double glazed window overlooks rear with fitted wardrobes incorporating flyover storage cupboards, wall light point over knee hole dressing table and drawers.

Bedroom 3

Upvc double glazed window.

Shower Room/ WC

Opaque Upvc double glazed side window with three piece modern white suite comprising of low level WC, pedestal wash hand basin and step in shower enclosure with 'Triton' electric shower, ladder style chrome heated towel rail, part wall tiling and tiled flooring with recessed spotlighting.

Outside

Driveway access to front provides off road parking with secure side gated access leading to central courtyard giving access to annexe adjoining rear. The enclosed rear garden is predominately Indian stone patio with shaped lawn, loose stone borders partially walled and fenced with a variety of well stocked plants, shrubs and trees.

Council Tax

Sefton MBC band C.

Tenure

Freehold.





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



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