



**147 Poulton Road  
Southport, PR9 7DB, £200,000  
'Subject to Contract'**

Offering the perfect blend of style, space, and convenience, this beautifully presented end terrace house is a must-see for families, professionals, and anyone seeking a relaxing retreat. Located just a stone's throw from the historic and vibrant Village of Churchtown, with its charming shops, restaurants, and community events, this fantastic property boasts a tranquil yet convenient setting. The property itself has been meticulously modernised and improved throughout to provide a bright, airy, and highly functional living space. The stunning open-plan living area is perfect for entertaining, with its sleek and stylish kitchen at its heart. The fabulous dining kitchen boasts bespoke wall cabinetry and multi-fuel burning stove, providing ample storage and a sleek, streamlined aesthetic. The two double bedrooms offer peaceful retreats, while the modern five-piece bathroom suite provides a serene and relaxing space to unwind. Outside, the enclosed garden has been thoughtfully arranged for ease of maintenance, providing a tranquil oasis perfect for alfresco dining, relaxation. Off Road parking is available to front.

## **Entrance Hall**

Upvc double glazed outer door leading to hall, tile effect flooring and glazed inner door leading to....

**Dining Kitchen** - 7.67m x 4.83m (25'2" reducing to 12'10" x 15'10" reducing to 8')

A most impressive dining room open plan leading to fitted kitchen including a range of built in shaker style base units, cupboards, drawers, wall cupboards with under unit lighting and working surfaces. Single bowl sink unit includes mixer tap and drainer. Appliances comprise five burner gas hob with stainless steel splashback and canopy style extractor hood above. Integral appliances include dishwasher and washing machine. Space is available for free standing fridge freezer. Kitchen finished with part wall tiling, and partial tiled flooring. Recessed spot lighting. Door off kitchen to rear leads to useful store with Upvc double glazed window to side. The dining room benefits real wood flooring and attractive multi fuel burning stove inset to chimney breast with bespoke fitted wall cabinets to recess and partial wall panelling. Upvc double glazed window overlooks garden to the rear. Further Upvc double glazed window to recess. Staircase leads to first floor with handrail, spindles and newel post, recessed spot lighting continues with glazed double doors leading to...



**Lounge** - 3.53m x 3.53m (11'7" x 11'7" into recess)

Upvc double glazed window to front. Living flame cast iron fireplace with tiled surround and fitted bespoke wall cabinets to recess. Mid way wall panelling and dado rail. Real wood flooring continues.

## **First Floor**

Split level landing access with double glazed skylight maximising natural light, loft access via drop down ladder. Half landing access leads to family bathroom with main landing to both bedrooms.

**Bedroom 1** - 3.61m x 4.83m (11'10" x 15'10" to rear of wardrobes)

Upvc double glazed window to front, fitted wardrobes and drawers.

**Bedroom 2** - 3.96m x 3m (13'0" x 9'10" to rear of wardrobes)

Upvc double glazed window, fitted cupboard also houses combination style central heated boiler system.

**Bathroom** - 3.58m x 2.41m (11'9" into shower recess x 7'11")

Opaque Upvc double glazed window, double glazed skylight inset to roof pitch with modern four piece white suite comprising of low level WC, twin bowl vanity wash hand basin with duel mixer tap, wall light points and vanity mirror mounted above. Free standing panelled bath with mixer tap and hand held shower attachment, tiled floor and walls with ladder style chrome heated towel rail. Walk in shower with entry level access and plumbed in overhead shower and hand held shower attachment. Recessed spot lighting, wall cabinets.

## **Outside**

Block paved driveway and off road car parking for numerous vehicles to front, enclosed garden to rear providing AstroTurf lawn with loose stone planters and timber decking with loose stone feature leading to timber garden shed.

## **Council Tax**

Sefton MBC band B.

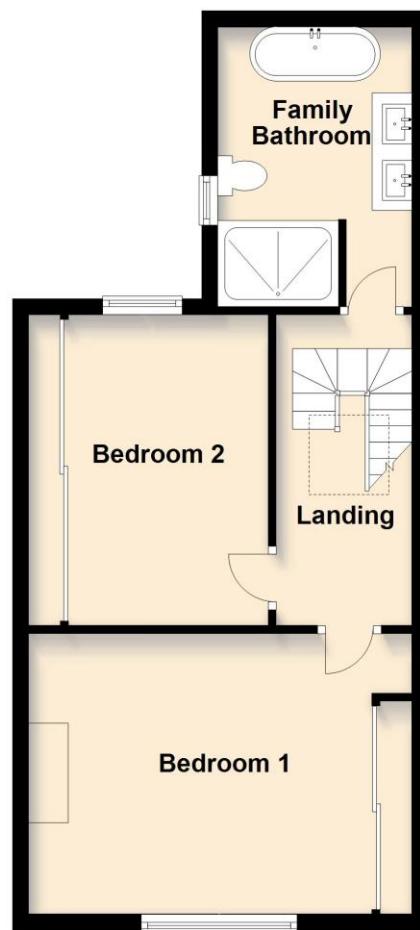
## **Tenure**

Freehold.

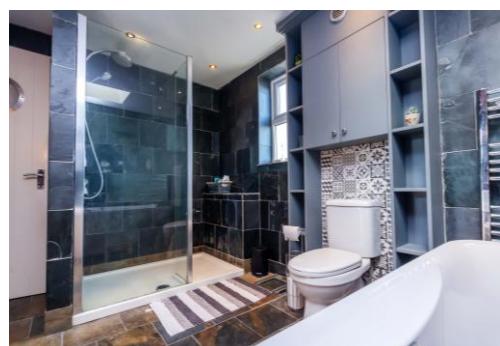
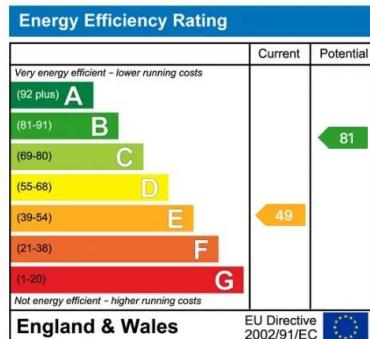
## Ground Floor



## First Floor



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



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