



13 Leyland Road, Southport, PR9 9JG

£565,000

Subject to Contract

Offered for sale with no chain delay this double fronted detached house provides family accommodation of considerable character and planned over four floors. Installed with gas central heating, Upvc double glazing this accommodation briefly includes, entrance hall, lounge, second lounge open plan with dining room, steps lead down to a lower ground floor area where there is a living, dining, kitchen with feature range and doors to rear garden, cloakroom and WC. On the first floor there are 3 double bedrooms, 2 with ensuites and a family bathroom and shower, there is a further bedroom on the second floor. The property benefits from an extensive basement with a number of rooms including laundry room. The property is situated and stands in attractive established gardens to front and rear, off road car parking, garage and the delightful rear garden is an undoubted feature. The property is situated in a popular and established location convenient for the nearby facilities at 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 Vestibule

Double outer storm doors, inner door with stained glass and leaded insert.

Entrance Hall

Decorative coving, stairs to first floor.

Front Lounge - 5.18m x 3.96m (17'0" into bay x 13'0")

Upvc double glazed bay window, feature minster fireplace and hearth. Ceiling rose.

Lounge - 5.49m x 4.09m (18'0" into bay x 13'5")

Upvc double glazed windows to front and two feature Upvc double glazed stained glass and leaded windows to side, living flame gas fire in ornate marble surround with marble interior and hearth. Woodgrain laminate flooring, coving and ceiling rose. Archway to...

Dining Room - 3.96m x 4.11m (13'0" x 13'6")

Two feature Upvc double glazed stained glass and leaded side windows, Upvc double glazed double doors leading to paved raised balcony over looking rear garden. Woodgrain laminate flooring.

Steps Down to Lower Ground Floor

WC - 1.65m x 1.83m (5'5" x 6'0")

Vanity bowl sink unit with cupboard below, low level WC, Upvc double glazed feature stained glass and leaded window.

Cloakroom - 1.63m x 1.68m (5'4" x 5'6")

Upvc double glazed window. Access to basement

Living Dining Kitchen - 3.96m x 5.59m (13'0" extending to 21'6" x 18'4")

Tiled floor, feature range with working living flame gas fire, Upvc double glazed double doors to rear garden. Open to kitchen with single drainer one and half bowl stainless steel sink unit. A range of base units with cupboards and drawers, wall cupboards, China display cupboards, plate rack. Recess for range style cooker with cooker hood above, integrated 'Bosch' dishwasher housing unit for fridge freezer. Feature wall tiling.

Basement

Access via staircase off rear hall basement comprises of useful laundry room 13'5" x 13'2" with sink, plumbing for washing machine and 'Valiant' gas central heating boiler. Door to rear garden. There are two further substantial store rooms measuring 16'3" x 13'6" and 15'6" x 13'8".

First Floor Landing

Two feature Upvc double glazed stained glass and leaded windows. Door to mezzanine storage area which could be converted into useful home working space.

Bedroom 1 - 4.24m x 5.21m (13'11" x 17'1" extending to 19'1" overall)

Two Upvc double glazed windows to front, installed with an extensive range of built in fitments including bed recess with drawers to side, drawers and wardrobes to side, overhead storage cupboards, further wardrobes, drawer units, dressing table and drawer. There is a concealed access leading to...

Ensuite - 2.51m x 1.63m (8'3" x 5'4")

Vanity wash hand basin with cupboards below, mirror and cupboard above. Low level WC, step in shower enclosure with 'Mira' shower. Part wall tiling and extractor. Upvc double glazed window.

Bedroom 2 - 4.37m x 4.19m (14'4" x 13'9" overall)

Built in wardrobes, dressing table and drawers. Upvc double glazed window.

Bedroom 3 - 3.3m x 3.73m (10'10" x 12'3" overall)

Built in wardrobes and drawers, Upvc double glazed window.

Ensuite - 2.21m x 1.91m (7'3" x 6'3")

White vanity bowl sink unit with cupboards below, bidet, low level WC, corner entry shower enclosure with 'Mira' shower, part tiled walls, electric shaver point and spotlighting. Upvc double glazed window.

Second Floor

Bedroom 4 - 3.2m x 5.87m (10'6" extending to 13'1" x 19'3" overall)

Upvc double glazed windows to rear and side.

Outside

The gardens are a particular feature of this property, the front garden is cobbled and provides off road parking for a number of vehicles with a driveway at the side leading to a garage. There are electric double gates (currently not in use) and borders stocked with established plants and shrubs. The feature rear garden has a paved patio area, shaped lawn, further large deck with summer house, ornamental pond and rockery, borders stocked with plants, shrubs. The garage measures 19'4" x 11'8" with up and over door and rear curtesy door.

Council Tax

Sefton MBC band F.

Tenure

Freehold.





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