



**371 Guildford Road, Southport, PR8 3EB**

**£300,000**

**Subject to Contract**

**Inspection Essential.**

A tastefully decorated and well appointed semi detached family house which has been extended to the rear and is installed with gas central heating and upvc double glazing. This accommodation briefly includes; entrance hall, lounge open plan to dining room, dining kitchen with a range of built in appliances, downstairs WC, on the first floor there are three bedrooms, the master bedroom has been extended to provide a dressing/ sitting area with double French doors leading to a Juliet balcony and enjoying magnificent views, and a bathroom. The gardens are an undoubted feature as are the delightful views to the rear. Off road car parking to the front and a shared driveway leads to a garage at the rear. The property is situated in a popular and established location convenient for nearby Primary and Secondary Schools and with further facilities found at Ainsdale and Birkdale Villages.

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*Southport's Estate Agent*



### Entrance Porch

Upvc double glazed outer door and side windows. Tiled floor. Upvc inner door with double glazed inserts to....

### Entrance Hall

Woodgrain laminate flooring.

**WC** - 0.86m x 0.91m (2'10" x 3'0")

Low level WC, extractor.

**Lounge** - 5.97m x 3.23m (19'7" extending to 22'4" into bay x 10'7")

Upvc double glazed bay window, living flame coal effect gas fire and surround. Opening to...

**Rear Lounge/ Dining Room** - 3m x 3.15m (9'10" x 10'4")

Upvc double glazed side window, Upvc double glazed double doors leading to the rear garden.

**Dining Kitchen** - 4.01m x 2.67m (13'2" x 8'9" extending to 12'1")

Upvc double glazed window overlooking the rear garden, inset single drainer one and half bowl sink unit and mixer tap below. A range of 'High Gloss White' fitments including base units with cupboards and drawers, wall cupboards, glazed china cupboard, working surfaces. Four ring ceramic hob with extractor above and split level one and half electric oven, American style fridge freezer, dishwasher and washer dryer (all included in the sale.) Useful walk in pantry. Under stairs storage cupboard.

### First Floor Landing

**Bedroom 1** - 5.79m x 3.23m (19'0" x 10'7")

With Upvc double glazed window and Upvc double glazed double French doors to a Juliet balcony and enjoying magnificent views of the rear garden and to farmland beyond.

**Bedroom 2** - 4.17m x 3m (13'8" x 9'10")

Upvc double glazed window.

**Bedroom 3** - 2.95m x 1.85m (9'8" x 6'1")

Upvc double glazed window. Storage cupboard housing 'Baxi' gas central heating boiler.

**Bathroom** - 1.63m x 2.64m (5'4" x 8'8" extending to 12' into shower recess)

Upvc double glazed window, double ended panelled bath with water fall mixer tap, vanity wash hand basin with cupboard below, low level WC. Step in double shower enclosure with thermostatic hand held and rain head showers, tiled walls, LVT flooring. Recessed spotlighting, chrome towel rail/ radiator.

### Outside

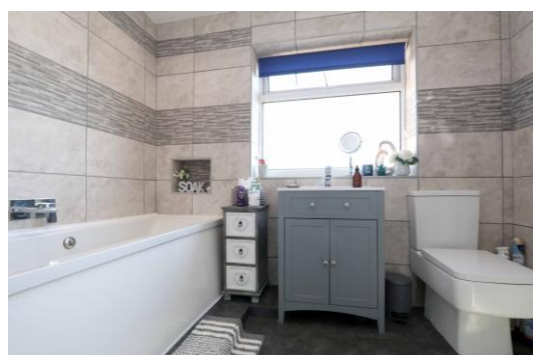
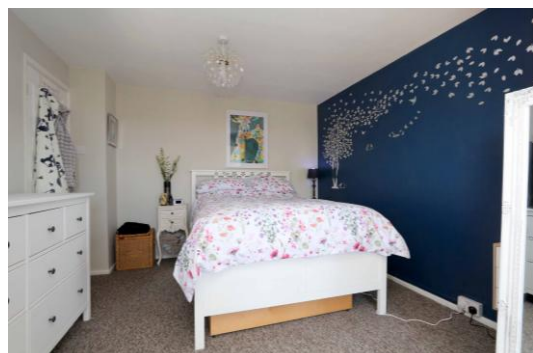
The gardens are a particular feature of this property with the delightful rear garden backing onto open farmland and enjoying tremendous views. The rear garden is planned with patio, water feature with fountain and waterfall, loose stone area planted with Alpines further South facing sitting area, lawn, borders stocked with a variety of established plants and shrubs. Octagonal summerhouse and decking with wisteria arch. Garage 17' x 10'4" with electric light and power supply, up and over door. The front garden is mainly paved and provides off road car parking and a joint paved driveway provides access to garage at the rear.

### Council Tax

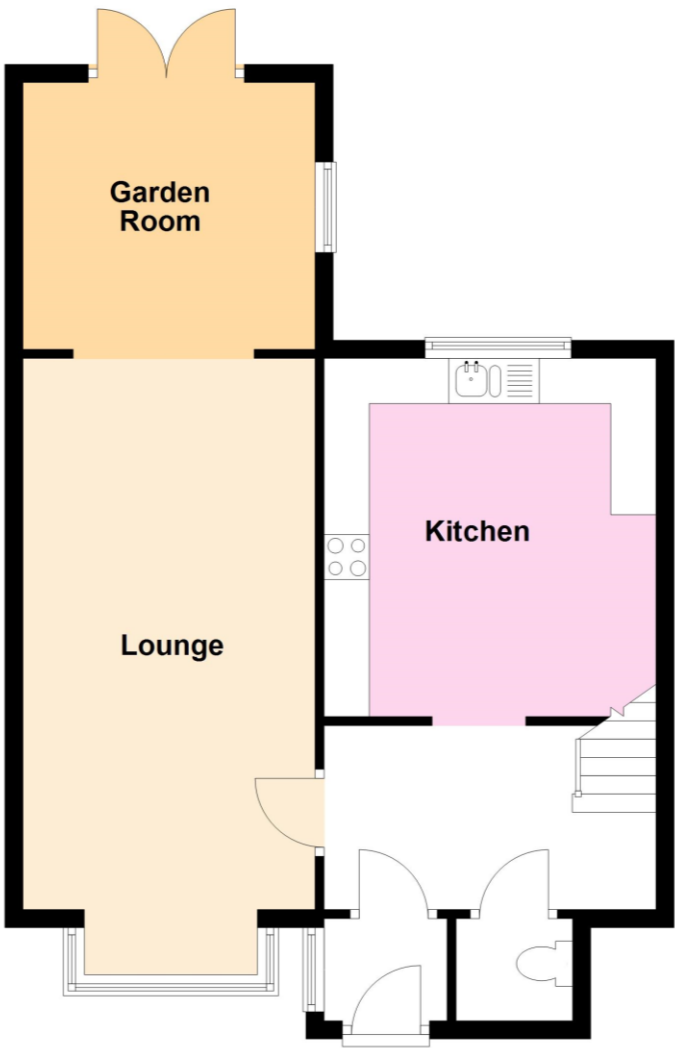
Sefton MBC band C.

### Tenure

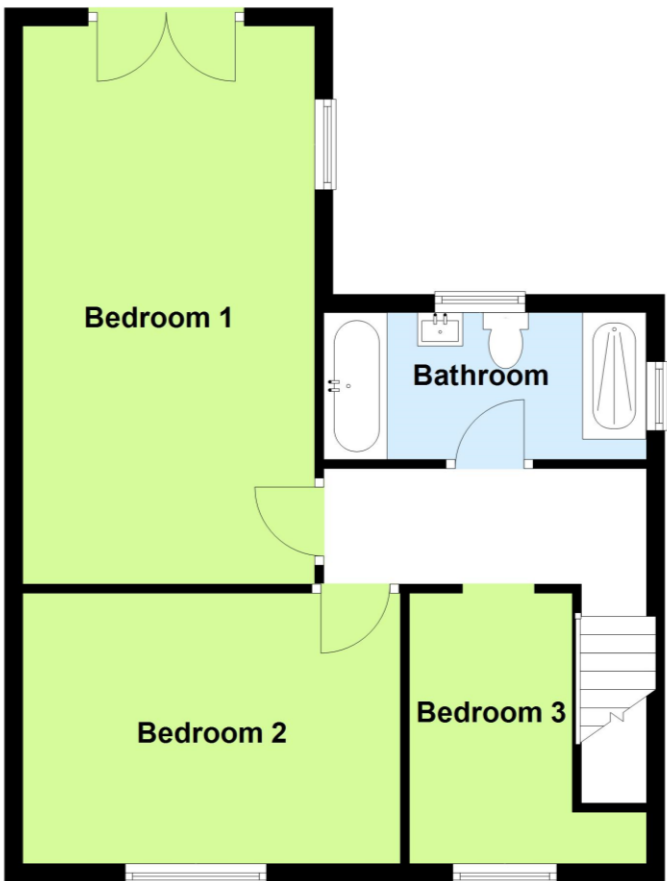
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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