



**65 Warren Road, Southport, PR9 7QU**

**£189,995**

**Subject to Contract**

The attention of first time buyers is drawn to this semi detached house installed with both gas fired central heating and Upvc double glazing. The well planned accommodation briefly includes entrance hall, front lounge, rear lounge, kitchen, bathroom with three bedrooms and a WC to the first floor. Established gardens adjoin the property to both the front and rear. The property is situated in a popular and established location convenient for nearby facilities at Roe Lane, local facilities can also be found at Churchtown Village. Primary Schools are in the vicinity. **No chain delay.**

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*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

Glazed inner and outer doors.

## Entrance Hall

Woodgrain LVT flooring and stairs to the first floor.

## Lounge - 3.66m x 3.35m (12'0" into bay x 11'0")

Upvc double glazed bay window overlooking the front garden. Sliding doors to...



## Rear Lounge - 3.43m x 3.45m (11'3" x 11'4")

Upvc double glazed window, useful under stairs storage cupboard.



## Kitchen - 2.9m x 2.39m (9'6" x 7'10")

Inset single drainer stainless steel sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards and working surfaces, mid way wall tiling. Four ring gas hob with cooker hood above and electric oven below, integrated fridge freezer, plumbing for washing machine. Upvc double glazed window.



## Inner Hall

Tiled floor and door to rear garden.

## Bathroom - 1.98m x 3.12m (6'6" x 10'3")

Twin grip panelled bath with mixer tap and shower screen, pedestal wash hand basin, low level WC. Tiled walls. Upvc double glazed window.

## First Floor

## Bedroom 1 - 3.2m x 4.44m (10'6" x 14'7")

Two Upvc double glazed windows.



## Bedroom 2 - 3.45m x 2.95m (11'4" x 9'8")

Cupboard housing 'Main' gas central heating boiler. Upvc double glazed window.

## Bedroom 3 - 2.01m x 2.44m (6'7" x 8'0")

Upvc double glazed window overlooking the rear garden and beyond to open playing fields.



## WC - 1.47m x 0.81m (4'10" x 2'8")

Wash hand basin, low level WC.

## Outside

The property stands in established gardens to front and rear, the front garden provides off road car parking, the enclosed rear garden is mainly paved and has flower borders.

## Council Tax

Sefton MBC band B.

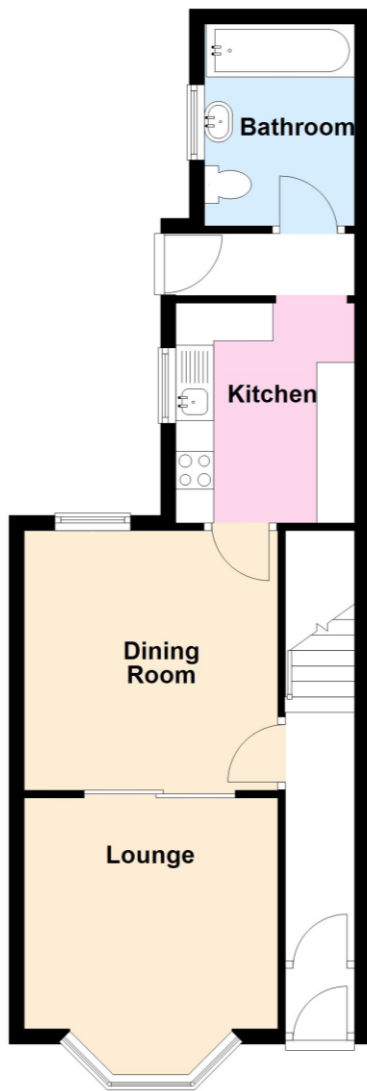
## Tenure

Freehold.





### Ground Floor



### First Floor



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