



**119 Cobden Road
Southport, PR9 7TS, £190,000
'Subject to Contract'**

This semi-detached property offers deceptive living accommodation benefitting double story extension to rear. The property offers two reception rooms and dining kitchen leading to rear garden. To the first floor there are three bedrooms and a bathroom with WC, the third bedroom including a concealed fixed staircase leading to a loft room! The gardens have been well tended with off road parking to front and workshop to rear. The popular location is convenient for a small number of local shops situated on Bispham Road together with access to train links on the Manchester Piccadilly line, both Primary & Secondary Schools are in the vicinity. A nearby bus service provides access to 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

Entrance Hall

Upvc double glazed door and side window leads to entrance hall. Stairs to first floor with hand rail, spindles and newel post. Useful cupboard to under stairs. Door leads to...

Front Lounge - 3.3m x 3.18m (10'10" x 10'5" into recess)

Upvc double glazed window to front, stripped wooden flooring and inset display recess to chimney breast. Picture rail, wall light points, coving and ceiling rose.



Rear Lounge - 3.48m x 4.85m (11'5" overall x 15'11")

Upvc double glazed window to side, stripped wooden flooring and dado rail. Door leads to useful built in boiler cupboard housing 'Main' combination style central heated boiler system. Double glazed sliding patio door access off rear lounge leads to...



Dining Kitchen - 2.69m x 4.42m (8'10" x 14'6")

Upvc double glazed double patio doors lead to rear garden. A range of built in base units include cupboards and drawers with wall and glazed china cupboards including working surfaces with retractable breakfast bar. One and half bowl sink unit with mixer tap and drainer, part wall tiling. Appliances include electric oven, four ring gas hob, dishwasher and fridge freezer. Space and plumbing available for washing machine. Recessed spotlighting.



First Floor

Split level landing with Upvc double glazed side window and loft access.

Bedroom 1 - 5.21m x 2.69m (17'1" reducing to 8'10" x 8'10" reducing to 6'1")

Upvc double glazed window overlooks rear with dressing area to bedroom entrance including vanity sliding mirrored wardrobes.

Bedroom 2 - 3.3m x 3.2m (10'10" x 10'6" into recess)

Upvc double glazed window and picture rail.



Bedroom 3 - 3.33m x 2.87m (10'11" x 9'5" to rear of wardrobes)

Upvc double glazed window overlooks rear, fitted vanity mirrored sliding wardrobes concealing hanging space and shelving and fixed staircase with hand rail, spindles and newel post (slim width access) to loft room.

Loft Room - 4.55m x 3.78m (14'11" x 12'5" including areas of reduced head height)

Double glazed 'Velux' skylight to roof pitch, vaulted ceiling perfect for a variety of uses.



Bathroom/WC - 2.16m x 1.5m (7'1" x 4'11")

Upvc double glazed window, three piece white suite including low level WC, pedestal wash hand basin and corner panelled body jet style bath with 'Triton' electric shower. Tiled walls and recessed spotlighting.

Outside

Flagged driveway access to front via double gates provides off road parking for several vehicles. Flagged side access continues via door leading to enclosed garden at the rear. The rear garden is predominantly lawn with borders, plants, shrubs and trees, access also available to a timber/ brick store/ workshop and external water tap.

Council Tax

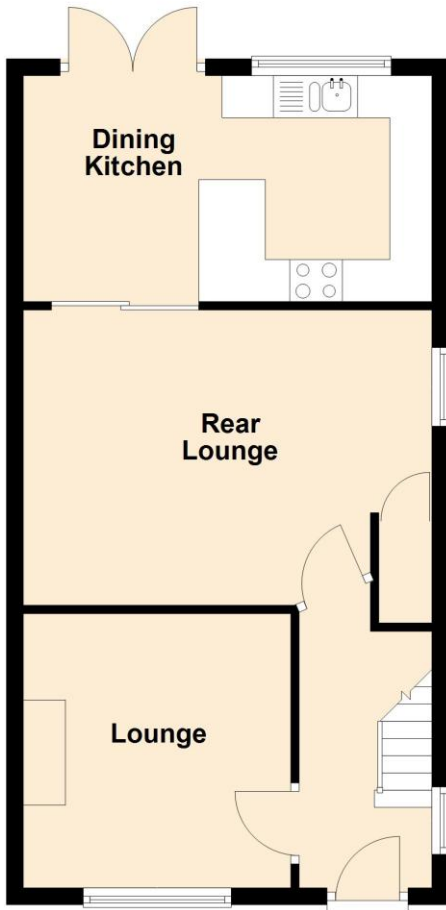
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Tenure

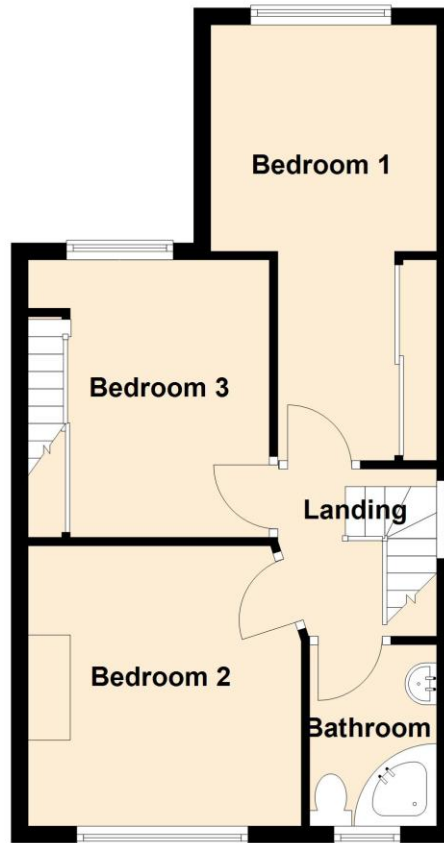
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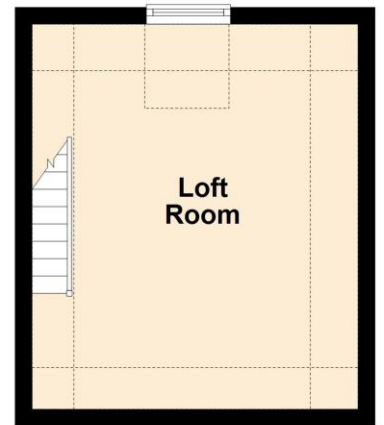
Ground Floor



First Floor



Second Floor



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