



12 Poolside Walk, Southport, PR9 8NB

£225,000

Subject to Contract

This semi detached, true bungalow is situated in a pleasant cul-de-sac of similar properties just off Holmdale Avenue, the location is convenient for nearby bus services and the facilities at Churchtown which include a range of speciality shops, restaurants and the Botanic Gardens. The centrally heated and double glazed accommodation briefly includes, entrance hall, lounge, dining kitchen, two double bedrooms and a shower room. There are established gardens to the front and rear and a garage. 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

Side Entrance

Upvc outer door with double glazed insert, inner door to...

Entrance Hall

Useful storage/ cloaks cupboard.

Lounge - 3.78m x 3.48m (12'5" x 11'5")

Woodgrain laminate flooring, living flame coal effect gas fire and tiled surround. Upvc double glazed window to front and feature Upvc, octagonal, double glazed, stained glass and leaded side window.

Dining Kitchen - 5.72m x 3.48m (18'9" x 11'5")

Upvc double glazed double doors leading to rear garden, Upvc double glazed window, Upvc double glazed, diamond shaped, stained glass and leaded feature window and door to the rear porch. Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards and working surfaces. Cupboard housing 'Vaillant' gas central heating boiler. Space for washing machine and three quarter dishwasher.

Rear Porch - 3.35m x 1.83m (11'0" x 6'0")

Upvc double glazed windows and door to outside.

Bedroom 1 - 3.66m x 3.05m (12'0" x 10'0" to front of wardrobes)

Built in fitments with recess for bed, bedside drawers and storage cupboards built in wardrobes, knee hole dressing table and drawers. Upvc double glazed window.

Bedroom 2 - 3.35m x 2.87m (11'0" x 9'5" to rear of wardrobes and maximum measurements)

Upvc double glazed window.

Bathroom - 1.65m x 2.08m (5'5" x 6'10")

Low level WC, vanity wash hand basin, walk in disabled shower enclosure with 'Triton' electric shower. Upvc double glazed window.

Outside

Established gardens to front and rear, the front garden is mainly paved and provides off road car parking for a number of cars. There is a restricted access to side leading to a garage at the rear measuring 13'6" x 8'1" and installed with electric light and power supply. Enclosed rear garden with patio area and borders.

Council Tax

Sefton MBC band C.

Tenure

Freehold.



Ground Floor



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.