



**34 Derby Road**  
**Southport, PR9 0TY, £275,000**  
**'Subject to Contract'**

This larger-than-average, semi-detached family house of character is arranged with pillared bay and the ever-popular doors-together style, offering spacious and versatile accommodation over four floors! Ideally positioned on the doorstep of Southport Town Centre, this impressive home benefits from easy access to Lord Street Shopping Boulevard, a wealth of amenities, and convenient transport links to both Manchester Piccadilly and Liverpool Central line via nearby train station. Internally, the property comprises a number of well-proportioned reception rooms, a kitchen, and a cloakroom to the ground floor, while the first-floor hosts three double bedrooms and a shower room. A fourth bedroom with separate WC is located on the second floor. The basement level offers additional versatility, including laundry facilities and a separate bathroom. The gardens are well-screened and thoughtfully arranged for ease of maintenance, with off-road parking to the front for multiple vehicles. An ideal family home in a prime location, blending character features with generous proportions and excellent convenience for town centre living.

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

*Southport's Estate Agent*



### Entrance Hall

Upvc double glazed entrance door, opaque Upvc double glazed arched insert over. Stripped wooden flooring, ornate corbels, coving and staircase fixed to first floor with handrail, spindles and newel post. Separate concealed staircase leads to lower ground floor cellars.

### Living Room - 4.78m x 3.89m (15'8" into bay x 12'9")

Upvc double glazed bay window to front of property, stripped wooden flooring and fireplace with tiled hearth and wooden style surround and mantle piece. Picture rail, coving and ceiling rose.

### Lounge - 4.04m x 4.14m (13'3" x 13'7" into recess)

Glazed sash window to side, stripped wooden flooring, picture rail and coving.

### WC - 2.57m x 0.99m (8'5" x 3'3")

Opaque glazed window to side, low level WC and pedestal wash hand basin with tiled splash back, hanging space and shelving.

### Dining Room - 3.81m x 4.34m (12'6" to chimney breast x 14'3" into side bay)

Glazed side box bay with fitted tall cupboard and shelving to chimney recess and separate door to recess leading to...

### Kitchen - 3.63m x 3.48m (11'11" x 11'5")

Upvc double glazed windows to side and overlooking rear. Upvc double glazed double door with steps leading to lower ground enclosed garden area. A range of built in base units include cupboards and drawers with wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include electric single oven, eye level microwave and four ring gas hob. Space is available for free standing fridge freezer.

### First Floor

Split level landing access with main landing including fixed staircase with spindles and handrail leading to second floor. Skylight maximising natural light.

### Bedroom 1 - 4.8m x 5.64m (15'9" into bay x 18'6" into recess)

Upvc double glazed bay window and single window overlook front. Picture rail.

### Bedroom 2 - 3.53m x 3.84m (11'7" x 12'7" into recess)

Upvc double glazed window to side, open display recess with fire grate to chimney breast, tiled hearth and fitted tall cupboard to recess. Stripped wooden flooring and picture rail.

### Bedroom 3 - 3.33m x 3.61m (10'11" x 11'10" overall into recess)

Upvc double glazed side window with 'Valliant' wall mounted central heated boiler. Separate airing cupboard housing hot water cylinder to recess. We understand the boiler system situated to the first-floor services the first and second floors only.

### Shower Room/ WC - 2.46m x 1.88m (8'1" x 6'2")

Opaque Upvc double glazed window with three-piece modern white suite comprising of low-level WC, vanity wash hand basin and step in shower enclosure with glazed shower screen, electric shower unit, tiled walls and ladder style chrome heated towel rail.

### Second Floor

Inner hall access leads to a WC and fourth bedroom.

### Bedroom 4 - 4.39m x 3.63m (14'5" x 11'11" overall including areas of reduced head height)

Upvc double glazed window with stripped wooden flooring, and access to useful under eaves storage cupboards.

### WC - 1.73m x 0.91m (5'8" x 3'0")

Low level WC, wash hand basin and stripped wooden flooring.

### Lower Ground Floor/ Cellar

#### Cellar/ Hallway

Number of doors and doorway leading to....

### Cellar Room 1 - 4.85m x 4.22m (15'11" into bay x 13'10" into recess)

Glazed window to bay and housing electrical consumer unit and metres.

### Cellar Room 2/ Laundry Room - 3.81m x 4.04m (12'6" reducing to 6'1" x 13'3" overall)

Part wall tiling, Belfast style sink unit and recess to chimney breast. Also housing a combination style central heated boiler system servicing the lower ground floor cellar and ground floor only. Plumbing is available for washing machine.

### Cellar/ Bathroom/ WC - 2.44m x 1.93m (8'0" x 6'4")

Glazed window with three-piece suite comprising of low-level WC, pedestal wash hand basin and twin grip panelled bath.

### Cellar Room 3 - 4.39m x 4.24m (14'5" into recess x 13'11" into bay)

Gas fire, glazed window to side, electric light and power supply.

### Cellar Room 4 - 2.26m x 1.6m (7'5" x 5'3")

### Outside

The property provides driveway to front with off road parking for numerous vehicles, established borders well stocked with plants, shrubs and trees. Flagged side access leads to an enclosed garden area with gated access. The enclosed rear garden is arranged for ease of maintenance and includes additional flagged patio, AstroTurf and opening to a fire escape at the rear leading to upper ground floor level. Plants and shrubs.

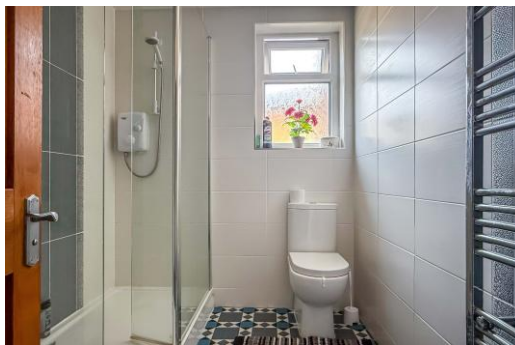
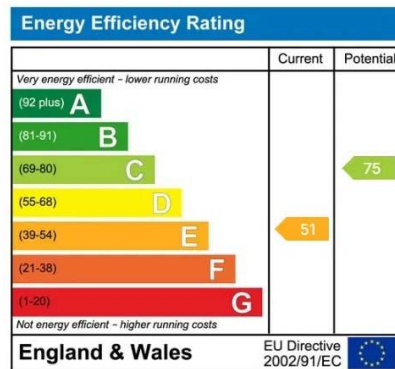
### Council Tax

Sefton MBC band C.

### Tenure

Freehold.





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.