



**92 Cemetery Road
Southport, PR8 5EF, £200,000
'Subject to Contract'**

This spacious and versatile semi-detached family home offers generous accommodation and stands out for its size and potential. Located in a sought-after area where off-road parking is rare, this property provides ample external space, including a range of adjoining outbuildings, offering a variety of uses for a growing family or hobbyist. Spacious Through Lounge, Dining Room, ideal for entertaining, with flexible living space. Generous Dining Kitchen flowing into an adjoining utility area. Useful External WC – Conveniently accessed from the outside. Extensive Outbuildings – Including a carport measuring an impressive 47'3" x 10'0", leading to a garage & workshop, and a garden room! Perfect for hobbies, storage, or home business use. To the first floor there are three double Bedrooms all offering excellent proportions. A Family Bathroom provides a three-piece suite inc WC. The gardens are well-tended and thoughtfully arranged, providing both a front driveway for rare off-road parking and a rear garden with mature planting, lawn, and patio areas – ideal for family life. While the property would benefit from a degree of modernisation, it presents an exciting opportunity for a buyer to put their own stamp on a substantial home in a desirable location.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Upvc double glazed outer door, side screen and glazed inner door leading to...

Entrance Hall

Stairs provide access to first floor with handrail, spindles and newel post. Constatiner style door leading to under stairs storage cupboard with shelving. Cupboard also houses electrical consumer unit. Recessed spotlighting and door leads to...

Through Lounge/ Dining Room - 8.56m x 3.81m (28'1" into bay x 12'6" reducing to 10'11" overall)

Upvc double glazed box bay window to front, glazed window to adjoining carport. Fire place with display recess, exposed stone fire surround, tiled hearth. Open plan lounge leading to dining room with coving and two ceiling roses. Dining room also includes wall mounted gas fire.

Dining Kitchen - 5m x 3.61m (16'5" x 11'10")

Upvc double glazed sliding patio door leads to enclosed garden at the rear. Kitchen incorporates a range of useful built in base units including cupboards and drawers, wall cupboards and working surfaces with one and half bowl sink unit, mixer tap and drainer. Space available for cooker and integral fridge. Dining area off kitchen perfect for entertaining and wall mounted electric contemporary fire to chimney breast. Part floor tiling.

Utility Room - 2.24m x 2.26m (7'4" x 7'5")

Upvc double glazed windows and door leads to rear garden. External tap point, working surfaces, centrally heated with electric light and power.

First Floor Landing

Split level landing access with double glazed skylight.

Bedroom 1 - 3.66m x 5.13m (12'0" x 16'10" into recess)

Two Upvc double glazed windows and wall light point.

Bedroom 2 - 3.35m x 3.91m (11'0" x 12'10" to rear of wardrobes)

Upvc double glazed window to side, fitted wardrobe with drawers.

Bedroom 3 - 2.74m x 3.05m (9'0" x 10'0")

Upvc double glazed window overlooks rear.

Bathroom/ WC - 3.58m x 1.8m (11'9" x 5'11" excluding entry door recess)

Opaque Upvc double glazed window with three piece white suite comprising of low level WC, vanity wash hand basin and twin grip panelled bath with mixer tap, tiled walls and flooring built in cupboard housing 'Worcester' central heated boiler system. 'Mira' electric shower and illuminate vanity wall mirror.

Outside

The front of the property is arranged for ease of maintenance with hard surface driveway providing off road parking to front, which on Cemetery Road is a rarity. Fob access via roll shutter remote door leads to adjoining carport and a number of other outbuildings. The front also comprises slate ornamental borders, plants and shrubs. The rear of the property is enclosed with Indian stone patio and well screened lawn. Rockery borders are well stocked with a variety of plants, shrubs and trees. The rear is not directly overlooked. Access to a number of outbuildings include carport measuring 47'3" x 10' including electric light and power supply, Upvc double glazed double doors to garden and separate internal double timber doors leading to garage. Garage measures 18'10" x 8'9" with further electric light and power with open plan access leading to workshop. The workshop measures 13'8" x 9'3" with electric light and power and Upvc double glazed door leading back to rear garden. The rear garden also has access to adjoining garden room/ conservatory measuring 9'2" x 9' with Upvc double glazed door, windows and tiled flooring.

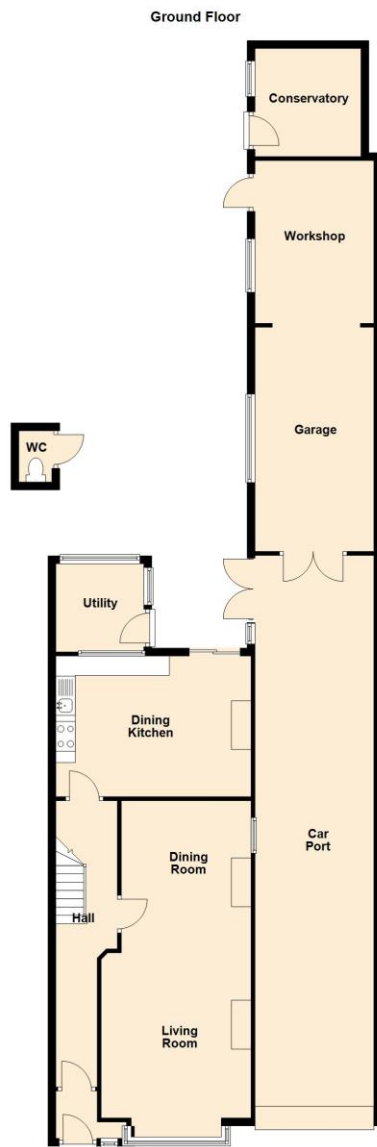
Council Tax

Sefton MBC band B.

Tenure

Freehold.





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