



**11 Cypress Road  
Southport, PR8 6HE, £230,000  
'Subject to Contract'**

A beautifully presented and characterful three-bedroom semi-detached 'doors together' family home, offering immaculate living spaces throughout. The inviting accommodation comprises a spacious through lounge and dining room, perfect for both family life and entertaining, leading seamlessly to a modern fitted kitchen and separate utility room, designed with practicality in mind. To the first floor, there are three well-proportioned bedrooms and a family bathroom, completing the superb layout. Externally, the property features a private courtyard garden to the rear, thoughtfully arranged for ease of maintenance, while the front offers off-road parking for added convenience. This wonderful home is ideally located for families, with a range of both Primary & Secondary Schools close by, as well as excellent commuter connections via nearby train links on the Manchester Piccadilly line.

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*Southport's Estate Agent*



### Enclosed Entrance Vestibule

Upvc double glazed outer door, glazed inner door with stained and leaded light insert leading to....

### Entrance Hall

Stairs lead to first floor, with handrail, spindles and newel post. Woodgrain laminate style flooring and door leads to...

### Lounge - 4.47m x 3.63m (14'8" into bay x 11'11" into recess)

Upvc double glazed bay window to front, log burning stove, woodgrain laminate style flooring and coving. Open plan access leads to...

### Dining Room - 3.61m x 3.94m (11'10" x 12'11" into recess)

Upvc double glazed double doors open to courtyard garden enclosed to the rear. Fitted tall cupboard and drawers to chimney recess. Woodgrain laminate style flooring. Doorway leads to...

### Kitchen - 3.3m x 2.36m (10'10" x 7'9")

Upvc double glazed door and window to enclosed courtyard at the rear. Modern fitted kitchen arranged in a white gloss style with a number of built in base units including cupboards and drawers, 'butcher block' working surfaces with inset 'Belfast' style sink unit and rinser tap. Appliances include range style oven with five burner hob, cupboard to under stairs, tiled walls and flooring and archway with step leads down to....

### Utility Room - 2.03m x 2.39m (6'8" x 7'10")

Upvc double glazed complimentary style base units with further 'butcher block' working surfaces, space for free standing fridge freezer, plumbing for washing machine and wall mounted 'Glow Worm' gas central heating boiler. Tiled walls continues.

### First Floor Landing

Split level landing access with built in cupboard.

### Bedroom 1 - 4.52m x 5m (14'10" into bay x 16'5" into recess)

Upvc double glazed bay window and single window to front. Woodgrain laminate style flooring and coving.

### Bedroom 2 - 3.63m x 3.23m (11'11" x 10'7" into recess)

Upvc double glazed window to rear, coving and ceiling rose.

### Bedroom 3 - 3.1m x 2.41m (10'2" into recess x 7'11")

Upvc double glazed window to rear, woodgrain laminate style flooring.

### Bathroom/WC - 1.5m x 2.21m (4'11" x 7'3")

Opaque Upvc double glazed window with three piece white suite comprising of low level WC, pedestal wash hand basin and twin grip panelled bath with shower screen, mixer tap and thermostatic shower. Part wall tiling, tiled flooring and chrome heated towel rail.

### Outside

Enclosed gardens are not directly overlooked and arranged for ease of maintenance with Indian stone patio and potential of parking to front providing the curb lowered and the council consulted. The enclosed rear garden is predominantly courtyard, not directly overlooked and further arranged for ease of maintenance.

### Council Tax

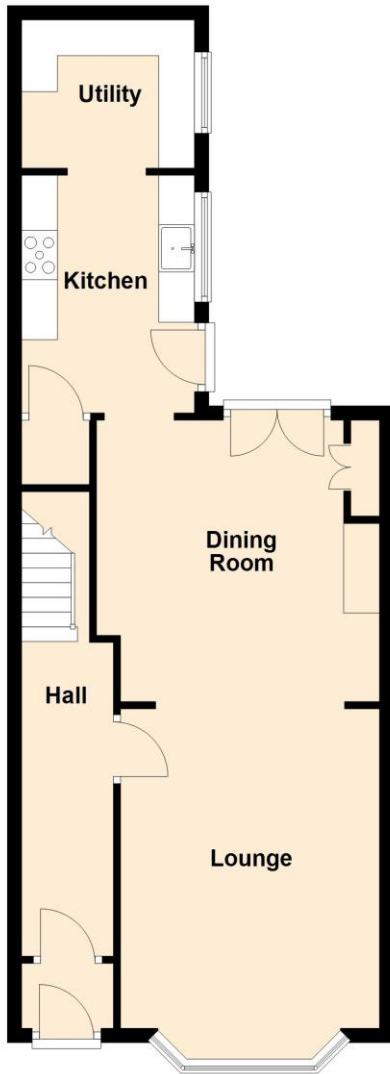
Sefton MBC band B.

### Tenure

Freehold.



Ground Floor



First Floor



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