



**8 Bodmin Drive
Southport, PR9 9TU £210,000
'Subject to Contract'**

Located on a popular residential cul-de-sac within a much sought-after family estate, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for family living in a highly convenient setting. The property boasts a spacious lounge flowing seamlessly through to the dining room and conservatory, an ideal space for entertaining or relaxing with family. The modern kitchen leads directly to the enclosed rear garden, providing a safe and secure outdoor area for children or pets. Upstairs, there are three good-sized bedrooms and a family bathroom. Additional benefits include off-road parking to the front and a garage to the rear, offering excellent storage or potential for a home gym or workspace. This superb home is perfectly positioned for families, with a choice of five Primary Schools within half a mile, alongside a wealth of nearby facilities on Fylde Road, including a Supermarket, Doctors' Surgeries, and a Pharmacy. Excellent bus links connect Churchtown, Southport town centre, and Preston, while the nearby Marshside Nature Reserve provides a wonderful outdoor space for dog walking and nature lovers alike.

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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 entrance door to entrance hall. Stairs lead to first floor with handrail and glazed inner double doors lead to...

Lounge - 4.14m x 3.84m (13'7" x 12'7" into recess)

Upvc double glazed windows to front, woodgrain laminate style flooring laid and gas fire with marble interior, hearth and wooden surround. Wall light points, dado rail and useful under stairs storage access. Double internal doors lead to...

Dining Room - 3.15m x 2.51m (10'4" x 8'3")

Woodgrain vinyl covered flooring, door leads to kitchen and open plan access to conservatory at the rear.

Conservatory - 2.84m x 2.54m (9'4" x 8'4")

Upvc double glazed double doors and windows to rear garden. Vinyl covered flooring continues.

Kitchen - 3.3m x 2.18m (10'10" x 7'2")

Upvc double glazed side window with opaque Upvc double glazed door providing access to garden. Modern style kitchen arranged in a grey gloss and white style with base units, cupboards, drawers, wall cupboards, one housing the combination style central heated boiler and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include gas four ring hob with electric oven and part wall tiling. Plumbing is available for both washing machine and slimline dishwasher, space available for free standing fridge freezer.

First Floor Landing

Loft access and Upvc double glazed window to side.

Bedroom 1 - 3.96m x 2.67m (13'0" x 8'9" into recess)

Upvc double glazed window, built in wardrobes with vanity mirrored frontage, hanging space and shelving to the length of one wall.

Bedroom 2 - 2.77m x 2.82m (9'1" x 9'3" to rear of wardrobes)

Upvc double glazed window overlooks rear, woodgrain laminate style flooring and fitted wardrobes with flyover storage cupboards. Separate built in wall cupboard.

Bedroom 3 - 3.12m x 2.03m (10'3" x 6'8" into recess)

Upvc double glazed window, built in cupboard over stairs.

Bathroom/WC - 1.88m x 1.85m (6'2" x 6'1")

Opaque Upvc double glazed window. Three piece white suite comprising of low level WC, pedestal wash hand basin and twin grip panelled bath with 'Triton' electric shower unit. Tiled walls with ladder style chrome heated towel rail. Tiled flooring.

Outside

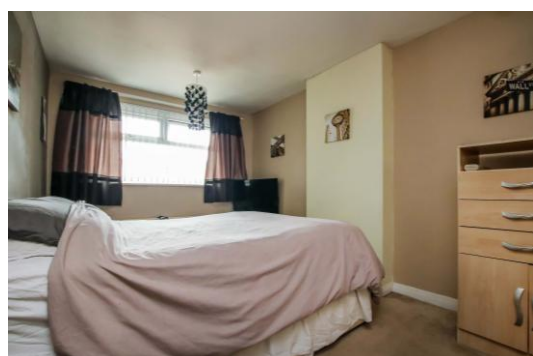
Off road parking to front via hard surface and loose stone driveway, double doors open via carport to side and lead via hard surfaces continued access to rear of property which is predominately paved patio and laid to lawn. The rear garden is not directly overlooked with well stocked borders, plants, shrubs and trees. Access to detached garage measuring 16' x 7'11" with up and over door, electric light and power supply.

Council Tax

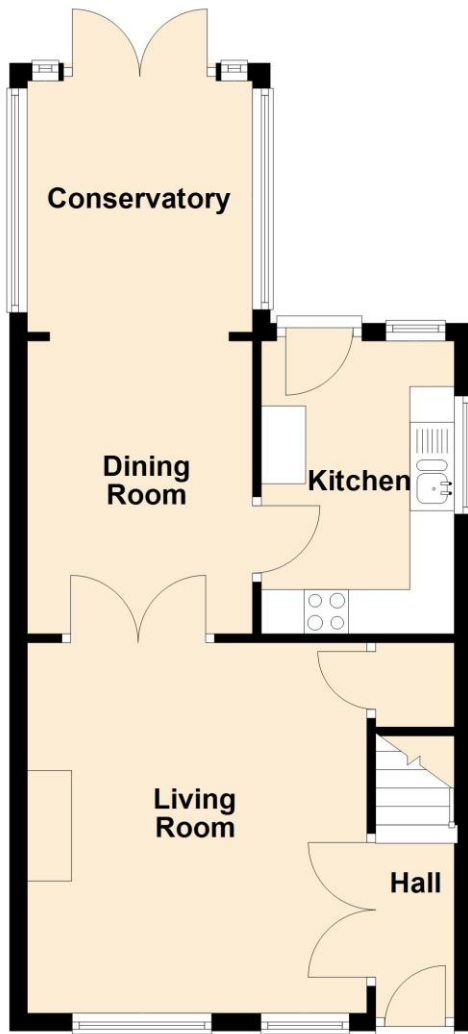
Sefton MBC band C.

Tenure

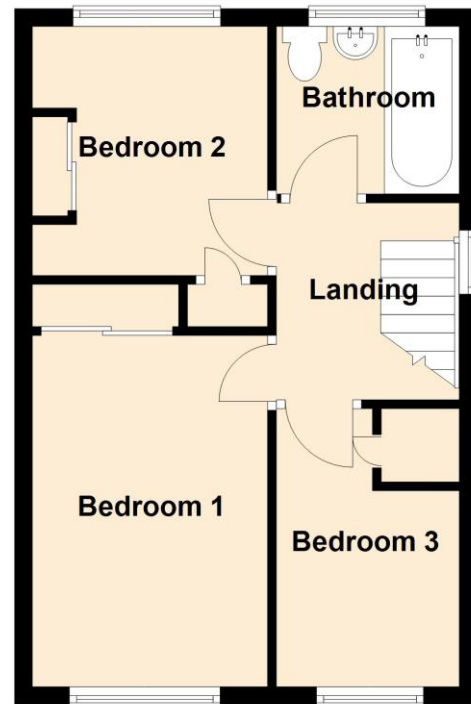
Freehold.



Ground Floor



First Floor



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