



1a Beech Grove, Southport, PR9 7EE

£400,000

Subject to Contract

An early internal inspection is essential to appreciate the location and accommodation offered by this individual and unique detached dormer bungalow. The property was built approximately 36 years ago to the sellers individual requirements and the accommodation is wheelchair friendly. Installed with gas fired central heating, and double glazing this accommodation briefly includes, entrance hall, lounge/ dining room, a fabulous L shaped lounge, dining kitchen with a range of built in appliances, ground floor bedroom and wet room. On the first floor there are two further large, double bedrooms and a shower room. The property is situated at the head of a residential cul-de-sac and stands in extremely private gardens planned with lawns, patio, there is a brick built garden room and garage. The property is conveniently located for the nearby station on the Southport to Manchester line, local facilities at Meols Cop and Churchtown Village.

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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

Amitco flooring, dado rail, wall light points. Stairs to the first floor with handrail, spindles and newel post, deep double storage cupboard. Double glazed patio door and side screen leading to...

Conservatory - 3.05m x 2.31m (10'0" x 7'7")

Double glazed patio door to the rear garden and double glazed windows.

Lounge/ Dining Room - 8m x 3.96m (26'3" x 13'0")

Double glazed windows, double glazed patio and side screen to the garden. Attractive adam style fire place with marble interior and hearth. Wall light points, plaster display niche.

L Shaped Living, Dining Kitchen - 7.98m x 4.06m (26'2" x 13'4" extending to 25'6")

Amtico woodgrain effect flooring, double glazed windows to three sides with remote control blinds. The kitchen area is installed with a range of 'high gloss cream' units including base units with cupboards and drawers, wall cupboards, 'Corian' working surfaces incorporating, inset one and half bowl stainless steel sink unit and mixer tap. Neff four ring induction hob with cooker hood above, split level electric oven and microwave, integrated fridge freezer and washing machine. Cupboard housing 'Ideal' gas central heating boiler. Recessed spotlighting.

Bedroom - 3.43m x 4.42m (11'3" x 14'6" to front of wardrobes)

Built in wardrobes to one wall with sliding doors, double glazed window.

Bathroom - 3.84m x 2.92m (12'7" x 9'7" overall)

Panelled bath with mixer tap and hand held shower, wash hand basin, 'Gerberit Aquaclean' WC, level entry shower with thermostatic shower. Chrome towel rail/ radiator. Dimplex fan heater, fully tiled walls.

First Floor Landing

Double glazed 'Velux' style window.

Bedroom - 8.08m x 5.05m (26'6" reducing to 18'9" x 16'7" overall)

Two double glazed 'Velux' windows, further double glazed window access to under eaves storage.

Bedroom - 4.06m x 4.44m (13'4" x 14'7")

Feature double glazed stained glass and leaded window, access to under eaves storage.

Shower Room - 2.24m x 2.18m (7'4" x 7'2")

Corner entry shower enclosure with Triton electric shower, pedestal wash hand basin, low level WC. Tiled walls. Extractor.

Outside

The property stands in established gardens enjoying a high degree of privacy. To the front there is parking area for a number of cars and a precast garage measuring 18'9" x 9'5" with up and over door and electric light and power supply. Lawn, patio area, brick garden room 14'9" x 10'3" with double doors and windows, base units, wall cupboards, tiled floor, ideal as a potential home office. Further secluded garden area with shaped lawn and circular patio.

Council Tax

Sefton MBC band D.

Tenure

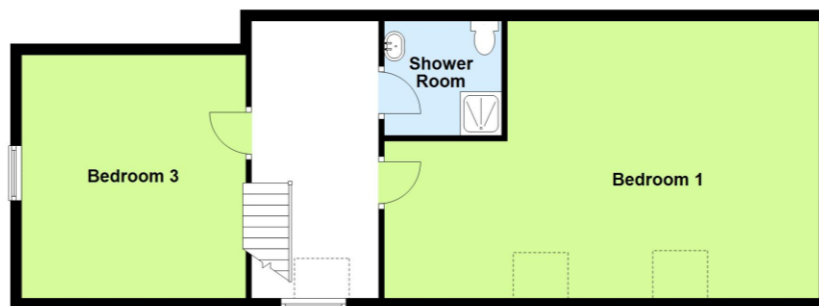
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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