



**11 Lawson Street
Southport, PR9 7QY, £210,000
'Subject to Contract'**

This beautifully presented semi-detached house offers larger than average accommodation, thoughtfully designed for modern family living and entertaining. A welcoming lounge opens seamlessly into a generous dining area, flowing through to a magnificent breakfast kitchen at the rear, all enjoying views over the delightful, mature and well-stocked rear gardens with paved patio. To the first floor are two double bedrooms and a stylish four-piece modern family bathroom suite. In the opinion of the Estate Agents, this is genuinely one of the finest homes in the area, combining charm, space and an exceptional standard of presentation throughout. Further benefits include off-road parking to the front and a highly convenient location, just a short stroll from Churchtown Village, renowned for its independent shops, cafés, bars and restaurants, with excellent local Primary & Secondary Schools and amenities also close at hand.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Composite style outer entrance door including opaque double glazed and leaded insert. Upvc double glazed opaque side windows and glazed inner door leads to...

Lounge - 4.75m x 3.84m (15'7" into bay x 12'7")

Opaque Upvc double glazed windows to side, living flame gas fire with painted interior, hearth and wooden fire surround. Woodgrain laminate style flooring and staircase leads to first floor with handrail and newel post. Open plan access leads to...

Dining Area - 2.03m x 3.73m (6'8" x 12'3" into recess)

Woodgrain laminate style flooring continues, useful hanging space to under stairs recess and opaque Upvc double glazed overhead window to side. Open plan access continues to...

Breakfast Kitchen - 5.66m x 3.07m (18'7" x 10'1" overall)

A most impressive modern breakfast kitchen, perfect for entertaining with a mixture of white and burgundy gloss base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces. One and half bowl sink unit includes mixer tap and drainer. Appliances include four ring gas hob with partial wall tiling and canopy style extractor over, 'Hotpoint' double fan assisted oven, eye level microwave and slimline dishwasher. Integral washing machine and tumble dryer. Integral fridge and freezer, wine cooler and wine rack. Karndean flooring laid and recessed spotlighting and Upvc double glazed windows to side and Upvc double glazed door to rear. Two double glazed 'Velux' skylights to roof pitch maximises natural light and patio doors open to patio and rear overlooking delightful gardens. Karndean flooring continues.

First Floor Landing

Upvc double glazed stained and leaded window overlooking rear, loft access and built in boiler cupboard housing 'Main' central heated boiler system.

Bedroom 1 - 3.07m x 3.71m (10'1" x 12'2" to rear of wardrobes into recess)

Upvc double glazed window, fitted wardrobes with partial vanity mirrored frontage, sliding doors, hanging space and shelving.

Bedroom 2 - 2.72m x 2.41m (8'11" to rear of wardrobes x 7'11")

Upvc double glazed window overlooks rear, fitted wardrobes, partial vanity mirrored frontage, hanging space and shelving.

Bathroom/ WC - 1.83m x 2.79m (6'0" x 9'2")

Opaque Upvc double glazed window with four piece modern white suite including low level WC, wash hand basin with mixer tap, panelled bath with centre mixer tap and step in shower enclosure with sliding shower door and plumbed in thermostatic overhead shower unit, body jet feature. Tiled effect vinyl style flooring, tiled walls and ladder style chrome heated towel rail.

Outside

The property has most impressive gardens, off road parking is available to front via flagged driveway, loose stone feature and borders. Side access continues via composite secure entry gate leading to Indian stone patio area, picket fencing and laid to lawn. The immaculate rear garden is very well stocked with a variety of plants, shrubs and trees including garden pergola and further seating area to rear. In the opinion of the Estate Agent, it is a most definite feature.

Council Tax

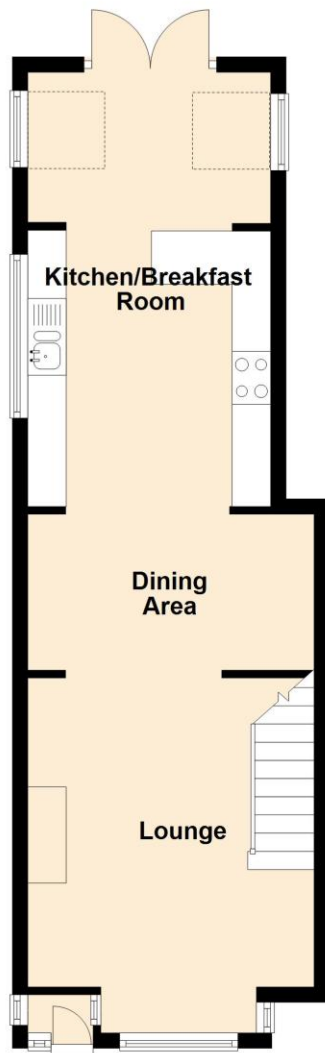
Sefton MBC band A.

Tenure

Leasehold for 999 years from 1 January 1952 with a ground rent of £7.10



Ground Floor



First Floor



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.