



**7 Truro Avenue
Southport, PR9 9RT, £250,000
'Subject to Contract'**

Welcome to this exceptional, extended three-bedroom semi-detached family home, superbly located on a popular and much sought-after residential estate. Set directly opposite the picturesque Marshside Nature Reserve which enjoys panoramic views stretching across the Irish Sea, Fylde Coast, Lake District and beyond, a truly tranquil and inspiring setting. Perfectly positioned for family life, the home is within close proximity to a selection of highly regarded Primary and Secondary Schools, local shops and essential amenities including a Doctor's Surgeries, Pharmacy, Co-operative Supermarket and even an award-winning fish and chip shop. Immaculately presented throughout, the accommodation is ideal for modern family living and entertaining. A welcoming lounge leads seamlessly into a stylish open-plan dining kitchen and onward to a bright conservatory at the rear, creating a fantastic social flow. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, with an open tread staircase rising to a versatile loft room, perfect as a playroom, home office or additional guest space. The rear garden is beautifully arranged for ease of maintenance, while a detached outbuilding, currently used as a studio, offers flexible potential for a home gym, creative workspace or garden office. To the front, the property also benefits from off-road parking. This is a truly stunning home in an enviable location, early viewing is highly recommended.

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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

Enclosed Entrance Porch

Upvc double glazed sliding patio outer door. Tiled flooring and Upvc double glazed inner door with window to....

Entrance Hall

Stairs lead to the first floor with hand rail, spindles and newel post. Cupboard to under stairs. Woodgrain style vinyl covered flooring. Inner door with glazed insert to....

Lounge - 3.96m x 3.25m (13'0" x 10'8")

Upvc double glazed window, coal effect electric fire with Marble interior, hearth and surround. Recessed spot lighting. Glazed folding doors provide access to....

Dining/Breakfast Kitchen - 3.33m x 5.13m (10'11" x 16'10" overall measurements)

Upvc double glazed window to rear garden, Upvc double glazed double doors with windows to Conservatory. Dining/Breakfast area open plan with modern fitted kitchen which comprises of a range of black gloss base units with cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating breakfast bar. Appliances include; 'Belling' electric double oven, 'Hotpoint' four ring ceramic style hob with extractor over, recess for wine cooler, and space for free standing fridge and separate freezer. This fabulous entertaining space is finished the attractive 'Quartz Granite' tiled flooring, partial complimentary wall tiling and recess spot lighting.

Dining Conservatory - 3.99m x 3.25m (13'1" x 10'8")

'Quartz Granite' tiled flooring continues with the conservatory being centrally heated for all year round use, Upvc double glazed double doors and windows to rear garden and opening to raised decked terrace. Ceiling fan with light point.

Landing

Upvc double glazed side window, loft point (storage only) and inner hall, (formally part of the third bedroom) with open tread stairs case fixed to second floor loft room.

Bedroom 1 - 4.04m x 3.05m (13'3" x 10'0" overall measurements to rear of wardrobes)

Upvc double glazed window to front. Fitted wardrobes with hanging space and shelving. Separate built-in linen cupboard. Recess spot lighting.

Bedroom 2 - 2.77m x 3.48m (9'1" x 11'5" overall measurements)

Upvc double glazed window overlooking rear garden.

Bedroom 3 - 2.21m x 1.96m (7'3" x 6'5")

Upvc double glazed window.

Family Bathroom/WC - 1.88m x 2.31m (6'2" x 7'7")

Opaque Upvc double glazed window. Modern four piece white suite comprising of low level WC, claw and ball foot slipper style bath with mixer tap and hand held shower attachment. Step-in shower enclosure with 'Triton' electric shower, partial wall tiling, tiled flooring and recess spot lighting.

Second Floor Landing

With eaves storage access. Wall mounted 'Main' combination style central heating boiler. Door to....

Loft Room - 3.96m x 2.36m (13'0" x 7'9")

'Velux' sky light and eaves storage access. Electric, light and power. (We can confirm that there is currently no building regs or planning permission for the loft space and any purchaser wishing to convert the current space formally will need to satisfy their own legal obligations and consents)

Outside - 5.64m x 2.49m (18'6" x 8'2")

The gardens are very well presented and arranged for ease of maintenance with hard surface driveway to front, block paved with loose bark borders and shaped lawn with secure side gated access to rear. The rear garden is generous in size comprising raised decked terrace, enclosed Astro turf lawn, well screened with established well stocked borders, plants, shrubs and trees. There is also additional access to a very useful detached out-building/games studio measuring 5.64m x 2.49m (18'6" x 8'2") with Upvc double glazed windows and sky light, electric light and power supply. Currently used as a games room/studio, this room offers flexible potential for a conversion to home gym, creative workspace or garden office.

Council Tax

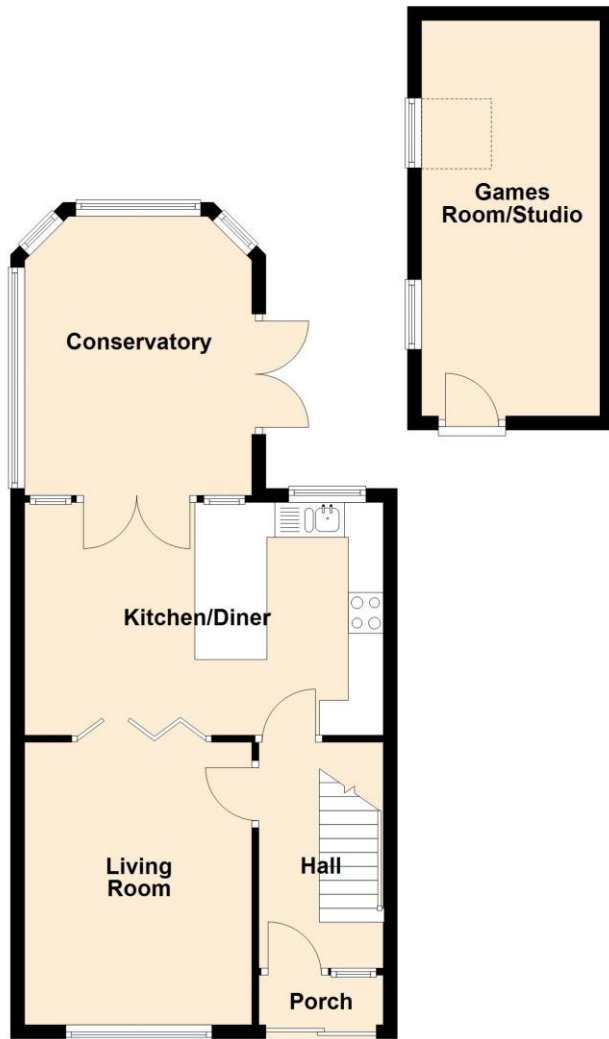
Sefton MBC band C.

Tenure

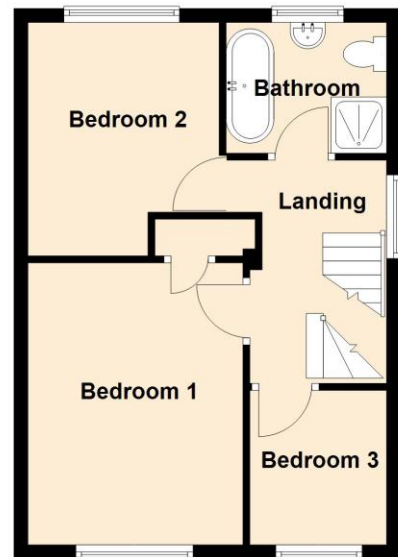
Freehold.



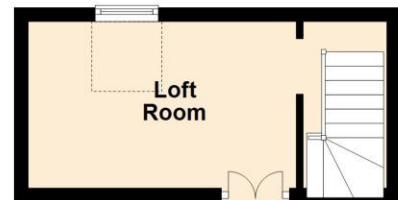
Ground Floor



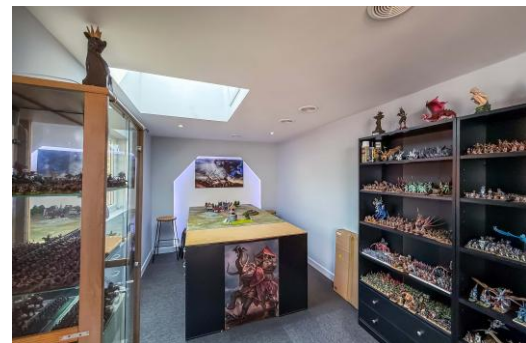
First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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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