



**30 Beacham Road, Southport, PR8 6BA**

**£195,000**

**Subject to Contract**

This semi detached house is situated in an extremely popular residential location, convenient for nearby schools and local facilities. The centrally heated and double glazed accommodation briefly includes, entrance hall, lounge, a second lounge/dining room, kitchen and utility. There are two double bedrooms and a bathroom on the first floor. The property stands in established gardens with off road car parking. Early Viewing Advised. No Chain Delay

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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 Vestibule

Double outer doors, inner door with stained glass and leaded insert.

### Entrance Hall

Gas wall heater, stairs to the first floor. Upvc double glazed side window.

### Lounge - 3.91m x 3.43m (12'10" x 11'3")

Fire surround, Upvc double glazed bay window. Glazed sliding doors to...

### Rear Lounge/Dining Room - 3.68m x 3.58m (12'1" x 11'9")

With useful under stairs cupboard off.

### Kitchen - 2.87m x 2.29m (9'5" x 7'6")

Upvc double glazed window with single drainer stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces. A recess for cooker.

### Rear Porch - 2.31m x 2.01m (7'7" x 6'7")

Plumbing for washing machine, door to the rear garden.

### First Floor Landing

### Bedroom 1 - 3.15m x 4.27m (10'4" x 14'0 to chimney breast")

Built in wardrobes to both chimney recesses. Two Upvc double glazed windows.

### Bedroom 2 - 3.66m x 2.9m (12'0" x 9'6")

Upvc double glazed window.

### Bathroom - 2.26m x 2.31m (7'5" x 7'7")

White suite including panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC. Upvc double glazed window. Cupboard housing the 'Ferrolli' gas central heating boiler.

### Outside

There are established gardens to the front and rear, the block paved front garden providing off road car parking. The good sized rear garden is planned with lawn and patio and there is a substantial brick outhouse measuring 25ft 8in x 7ft 2in (average measurements).

### Council Tax

Sefton MBC Band B.

### Tenure

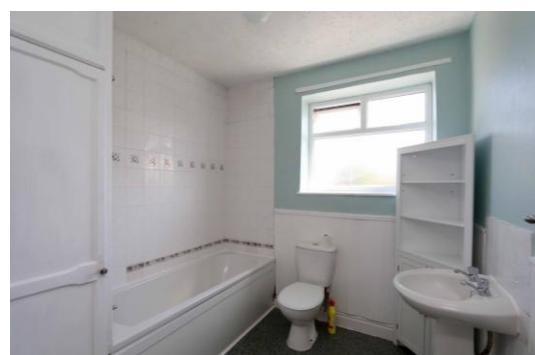
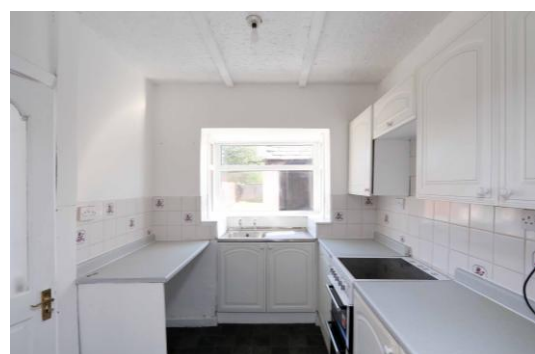
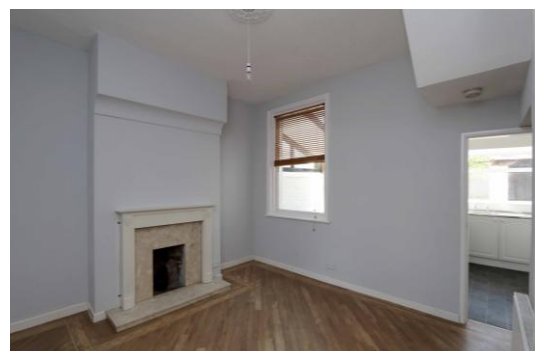
Freehold.

### Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

### Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>



### Ground Floor



### First Floor

