



**87 Moss Road
Southport, PR8 4JQ, £200,000
'Subject to Contract'**

Set within an established and generous mature plot, this attractive two-bedroom true bungalow combines a peaceful semi-rural setting with excellent convenience. The property enjoys open aspects to both the front and rear, overlooking farmland and fields, creating a sense of space and tranquillity. The accommodation includes a welcoming rear lounge, a bright conservatory, and a modern fitted kitchen, together with two comfortable double bedrooms and modern bathroom suite. Outside, the gardens are a real feature, offering ample space for outdoor enjoyment, while off-road parking is available to the front. The location is particularly well placed for commuter links to Ormskirk and Liverpool, with a selection of Supermarkets and a range shops at Kew Meadows close by. Birkdale Village, Southport's famous Lord Street, and the town centre are all within easy reach. Rarely do bungalows in such a setting come to market, making this an excellent opportunity for those seeking both charm and convenience.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Hall

Upvc double glazed outer door, plate rack and woodgrain laminate flooring. Loft access and doors lead to main accommodation.

Bedroom 1 - 4.85m x 3.18m (15'11" into bay x 10'5" to rear of wardrobes)

Upvc double glazed window to front, fitted wardrobes with overhead storage cupboards, partial vanity mirrored frontage, coving and ceiling rose.

Bedroom 2 - 2.92m x 2.39m (9'7" x 7'10")

Upvc double glazed window with bedroom currently arranged as a dressing room.

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

Upvc double glazed window with three piece white suite comprising of low level WC, pedestal wash hand basin, panelled bath with mixer tap and telephone style shower attachment, midway wall panelling and partial wall tiling.

Rear Lounge - 3.91m x 3.76m (12'10" x 12'4")

Glazed window to conservatory, living flame gas fire with fire surround and hearth, glazed door leads to...

Kitchen - 1.8m x 3.58m (5'11" x 11'9")

Upvc double glazed window with door leading to conservatory and Upvc double glazed window overlooking rear of property. Attractive number of built in base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit includes mixer tap and drainer. Appliances include electric oven with four ring gas hob, splashback and funnel style extractor hood above. Space is available for free standing fridge freezer and plumbing for washing machine.

Conservatory - 2.67m x 2.97m (8'9" x 9'9")

Upvc double glazed window, dining area and doors lead to rear garden. Tiled flooring, centrally heated.

Outside

Gardens arranged for ease of maintenance to front with loose stone borders, plants and shrubs and off road parking available. Loose stone side access continues via secure gate to rear of property. The rear garden is an extensive mature plot with well stocked borders and a variety of plants, shrubs and trees. There is also fish pond and separate water feature, garden pergola and two timber sheds and separate summer house. Gardens are definitely a feature of the property in the opinion of the estate agent and not directly overlooked.

Council Tax

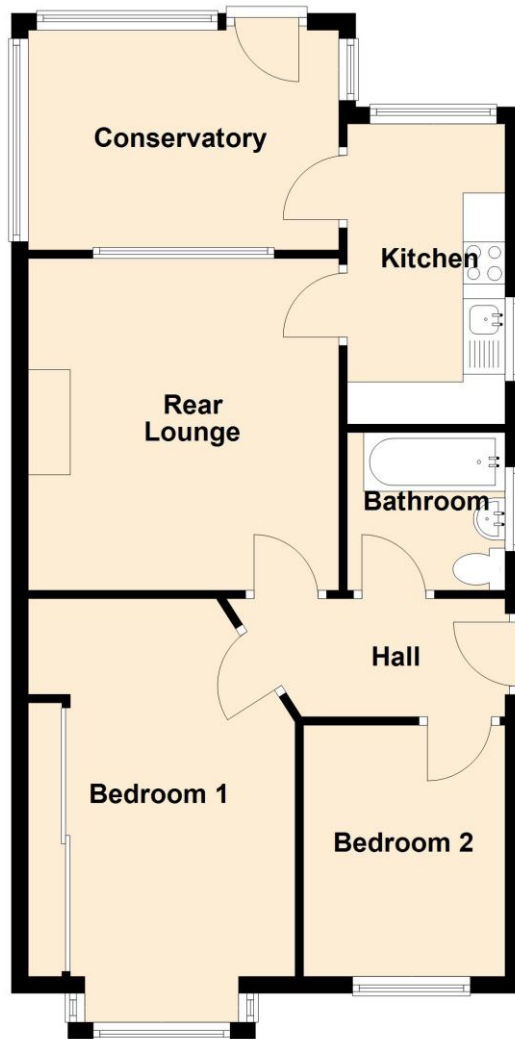
Sefton MBC band B

Tenure

Freehold.



Ground 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.