



46 Lytham Road, Southport, PR9 9TY

£225,000

Subject to Contract

An early viewing is recommended of this semi detached house which has been comprehensively modernised and improved by the current owners. Offering light, airy accommodation which is tastefully decorated and well appointed and briefly includes, entrance hall, through lounge/ dining room, breakfast kitchen with built in appliances, on the first floor there two bedrooms and a shower room. The property is installed with gas central heated and Upvc double glazing. Established gardens adjoin the property to the front and rear, there is off road parking to the front. The property is situated in a popular and established location convenient for local Primary and Secondary Schools and the nearby facilities at 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

Composite outer door with double glazed insert, woodgrain laminate flooring. Stairs to the first floor.

Lounge/ Dining Room - 6.98m x 3.48m (22'11" x 11'5")

Upvc double glazed windows to both front and rear with plantation shutters. Woodgrain laminate flooring. Recessed spotlighting.



Breakfast Kitchen - 5.18m x 2.44m (17'0" x 8'0")

Upvc double glazed side window with single drainer, single bowl sink unit and mixer tap below. A range of modern base units with cupboards and drawers, wall cupboards, working surfaces. 'Bosch' four ring gas hob, with electric oven below and cooker hood above. Integral dishwasher, washing machine, fridge and freezer. Breakfast bar. Recessed spotlighting, tall wall radiator. Under stairs cupboard housing 'Vaillant' gas central heating boiler.



First Floor Landing

Bedroom 1 - 3.35m x 4.17m (11'0" x 13'8")

Two Upvc double glazed windows with plantation shutters.

Bedroom 2 - 3.66m x 2.13m (12'0" x 7'0" to front of wardrobes extending to 9'6" overall)

Upvc double glazed window with plantation shutters. Built in wardrobes with sliding doors, woodgrain laminate flooring, recessed spotlighting.



Shower Room - 2.36m x 2.29m (7'9" x 7'6")

Full feature wall tiling and tiled floor. White suite including pedestal wash hand basin, low level WC, large walk in shower enclosure with thermostatic hand held and rain head showers. Towel rail/ radiator. Fixture cupboard, extractor, recessed spotlighting. Upvc double glazed window.



Outside

The property stands in established gardens to both the front and rear, there is off road car parking to the front, the rear garden being enclosed with walls and fencing having a raised bed, lawn, patio area, substantial timber store installed with power supply. External WC.

Council Tax

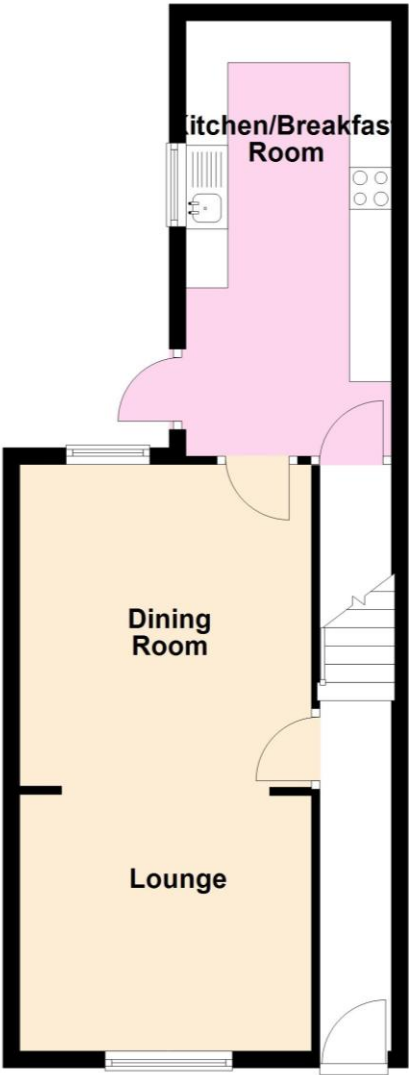
Sefton MBC band B.

Tenure

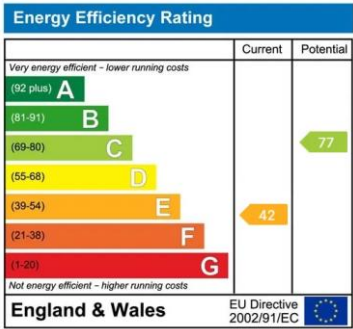
Freehold.



Ground Floor



First Floor



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