



**3 Neales Fold
Southport, PR9 8HW, £315,000
'Subject to Contract'**

An early viewing is advised to appreciate the accommodation and location of this detached family house. The property is situated at the head of a private road of just three properties, off Banks Road. The location is convenient for passing bus services and the nearby facilities at Churchtown Village. Tastefully decorated and well appointed the centrally heated and double glazed accommodation briefly includes, entrance hall with cloakroom, lounge, dining room, orangery, fitted kitchen, on the first floor there are three bedrooms and a family bathroom and WC, there is also an ensuite shower room to the main bedroom. Established gardens adjoin the property to both the front and rear, there is off road car parking and a garage, with a further designated car parking space.

Entrance Hall

Composite outer door with double glazed and leaded insert. Laminate flooring. Stairs to the first floor with useful cupboard below.

WC

Low level WC, wash hand basin. Upvc double glazed window with plantation shutters.

Lounge - 4.39m x 3.12m (14'5" x 10'3")

Upvc double glazed window with plantation shutters. Media wall with recess for TV, electric fire and illuminated display recesses.



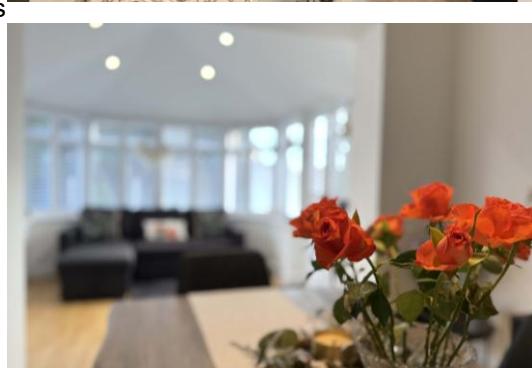
Dining Room - 2.69m x 2.59m (8'10" x 8'6")

Laminate flooring and open plan to...



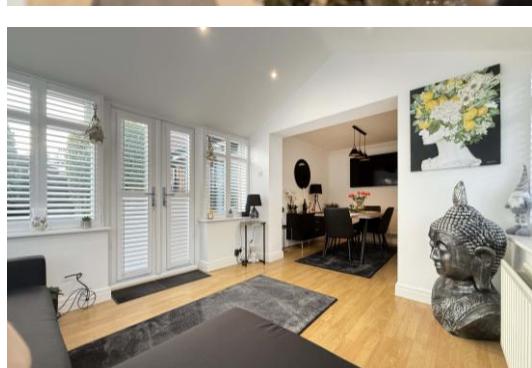
Orangery - 3.3m x 2.9m (10'10" x 9'6")

Laminate flooring, Upvc double glazed windows with plantation shutters and double doors to the rear garden. Recessed spotlighting.



Kitchen - 3.38m x 2.29m (11'1" x 7'6")

Upvc double glazed window with plantation shutters and single drainer single bowl sink unit with spray tap below. A range of 'High Gloss White' units including base units with cupboards and drawers, wall cupboards, woodgrain working surfaces, part wall tiling. Four ring ceramic hob with cooker hood above and electric oven below, plumbing for washing machine, cupboard housing 'Baxi' gas central heating boiler. Recessed spotlighting.

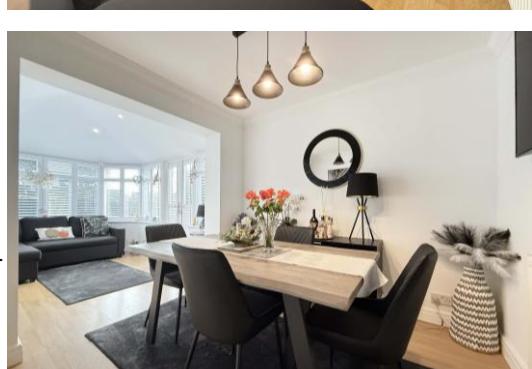


First Floor Landing

Upvc double glazed window with plantation shutters, linen cupboard.

Bedroom 1 - 3.78m x 3.2m (12'5" x 10'6" to rear of wardrobes)

Built in wardrobes to one wall, Upvc double glazed window with plantation shutters.



Ensuite - 0.64m x 3.23m (2'1" x 10'7")

Upvc double glazed window with plantation shutters, white suite including low level WC, pedestal wash hand basin, step in shower enclosure with thermostatic shower. Extractor.

Bedroom 2 - 2.79m x 2.87m (9'2" x 9'5")

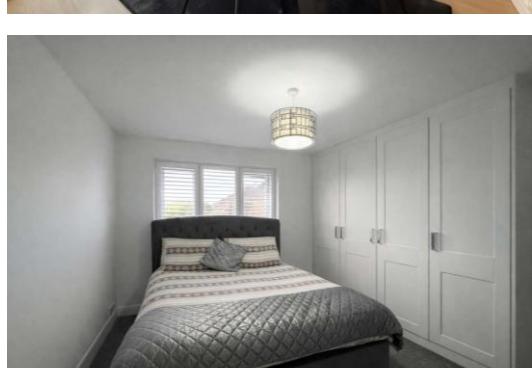
Upvc double glazed window with plantation shutters.

Bedroom 3 - 3.35m x 2.03m (11'0" x 6'8" overall)

Currently used by the present owners as a dressing room with a built in desk/dressing table with cupboards to side and above and built in wardrobes with sliding door to the length of one wall. Upvc double glazed window with plantation shutters.

Bathroom - 1.8m x 2.08m (5'11" x 6'10")

White suite including twin grip panelled bath, pedestal wash hand basin, low level WC. Part wall tiling, electric shaver point. Upvc double glazed window with plantation shutters.



Outside

The property stands in established gardens to the front and rear, there is off road car parking to the front and a adjoining garage measuring 17' x 8'6" with up and over door and installed with electric light and power supply. There is an additional car parking space. The rear gardens are enclosed with fencing and screened by established shrubs and plants and provided with lawn, borders, raised paved patio.

Council Tax

Sefton MBC band D.

Tenure

Freehold.

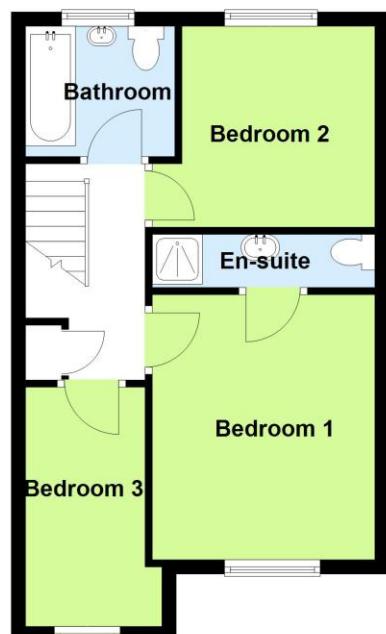
Note

Neales Fold is a private road with the three properties responsible for its upkeep.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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.