



**35 Fisher Drive
Southport, PR9 7DS £330,000
'Subject to Contract'**

Set in a highly sought-after location, this charming semi-detached family home beautifully blends character with convenience. Boasting elegant pillared bay, doors together, the property welcomes you with a generous reception hallway leading into two inviting reception rooms and a light-filled conservatory overlooking the established gardens. The fitted kitchen and convenient ground floor WC add to the home's practical appeal. Upstairs, you'll find four true bedrooms and a family bathroom complete with a four-piece suite. Outside, the private and well-established enclosed gardens offer a perfect oasis for family life and entertaining, complemented by off-road parking at the front. Located just a stone's throw from the vibrant Churchtown Village, you'll have a wealth of shops, specialty restaurants, and bars at your fingertips. This home truly offers the best of both worlds: timeless charm and modern convenience

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Southport's Estate Agent

Enclosed Entrance Vestibule

Composite style outer door, tiled flooring and glazed inner door leading to...

Entrance Hall

Turned stairs lead to first floor with handrail, spindles and newel post, cupboard to under stairs and separate cloak cupboard with hanging space and shelving. Upvc double glazed window to front, oak flooring, space panelling to plate rail and internal door leads to...

Ground Floor WC - 1.04m x 1.47m (3'5" x 4'10")

Upvc double glazed window, low level WC, vanity wash hand basin with mixer tap and cupboards below, mid way wall tiling, tiled flooring and spotlighting.

Lounge - 4.75m x 3.86m (15'7" into bay x 12'8" into recess)

Upvc double glazed bay window to front, living flame gas fire with marble interior, hearth and wooden fire surround. Picture rail and coving.

Sitting Room/ Dining Area - 5.92m x 3.94m (19'5" overall into bay x 12'11")

Ornate working cast iron and tiled fireplace over tiled hearth with wooden surround. Oak flooring, dado rail and picture rail. Upvc double glazed French double doors lead to gardens at the rear off dining area. Separate glazed double doors lead to....

Conservatory - 3.1m x 4.27m (10'2" x 14'0")

Woodgrain laminate style flooring, Upvc double glazed window and door leads to rear garden. Centrally heated with a number of wall light points and glazed folding door leading to...

Kitchen - 5.18m x 2.13m (17'0" into recess x 7'0")

Two Upvc double glazed windows to side, a range of built in shaker style base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include 'Belling' electric oven with five ring ceramic hob and extractor hood above. Space is available for free standing fridge freezer, plumbing for washing machine and slimline dishwasher. Base unit conceals 'Worcester' centrally heated boiler system, part wall tiling and woodgrain laminate style flooring.

First Floor Landing

Provides access to loft.

Bedroom 1 - 4.75m x 3.86m (15'7" into bay x 12'8" from recess to rear of wardrobes)

Upvc double glazed bay window, picture rail and coving.

Bedroom 2 - 4.83m x 3.48m (15'10" x 11'5" to rear of wardrobes into recess)

Upvc double glazed window to rear of property, fitted wardrobes to recess, woodgrain laminate style flooring and picture rail.

Bedroom 3 - 3m x 2.72m (9'10" x 8'11")

Upvc double glazed window, woodgrain laminate style flooring.

Bedroom 4 - 2.82m x 2.31m (9'3" x 7'7")

Upvc double glazed window, woodgrain laminate style flooring and picture rail.

Bathroom - 1.83m x 2.92m (6'0" x 9'7")

Upvc double glazed windows, four piece white suite comprising of low level WC, vanity wash hand basin with mixer tap, panelled bath with mixer tap, shower attachment and corner step in shower enclosure with 'Mira' electric shower. Tiled walls with ladder style chrome heated towel rail and recessed spotlighting.

Outside

Established and mature gardens to both front and rear, wrought iron double gates lead via driveway access providing off road parking for numerous vehicles being block paved for ease of maintenance and well stocked and established borders with a variety of plants, shrubs and trees to front. Secure side gated access leads to enclosed rear garden, generous in size with block paved and York stone raised patio, shaped lawn and edged borders well screened with a variety of plants, shrubs and trees, not directly overlooked and very private.

Council Tax

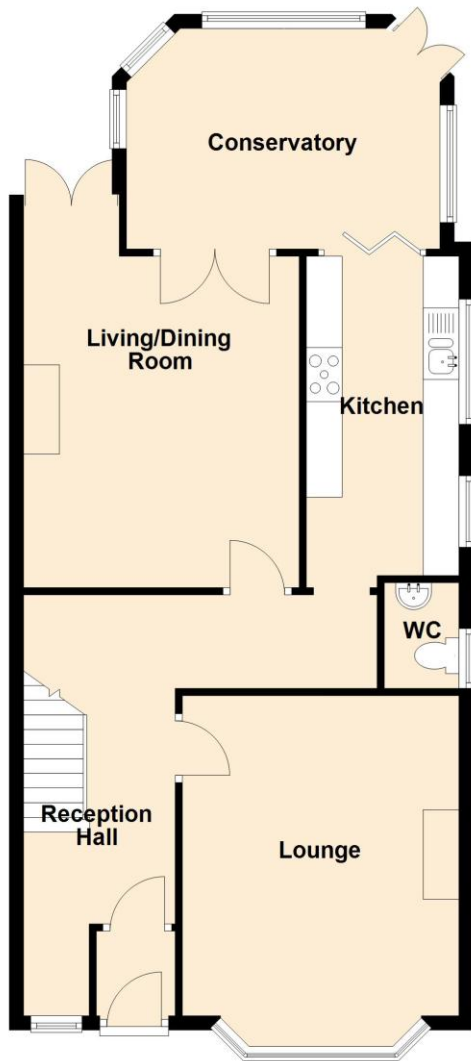
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Tenure

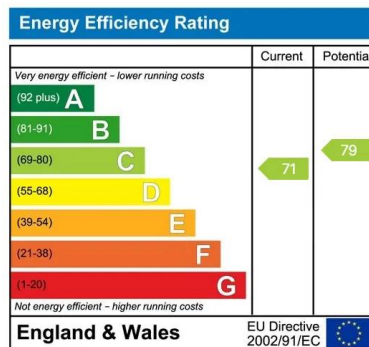
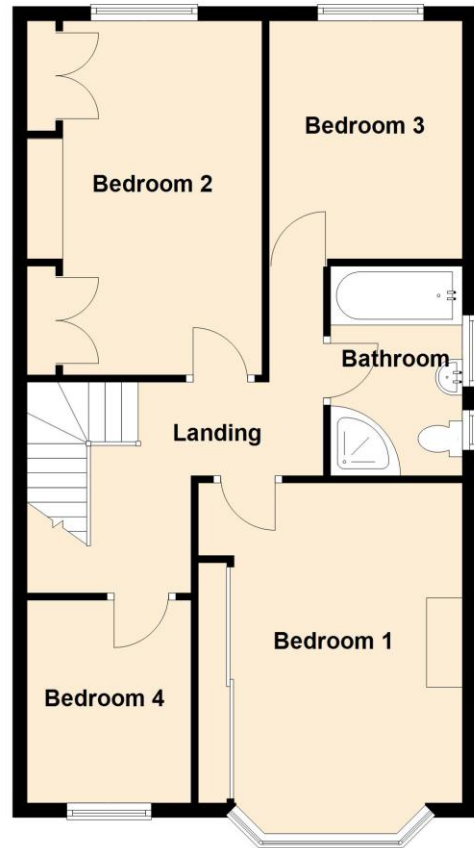
Freehold



Ground Floor



First Floor



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