



111 Old Park Lane
Southport, PR9 7BU, £215,000
'Subject to Contract'

Step into the charm of this delightful semi-detached cottage-style family home, perfectly positioned for easy access to Bispham Road and the charming Churchtown Village. A generous driveway welcomes you, leading to a canopied front entrance and inviting entrance hall. The open-plan living space is perfect for entertaining, flowing seamlessly from the lounge through to the dining room. A modern kitchen leads to a useful utility room and a ground floor bathroom for convenience. Upstairs, discover two spacious double bedrooms and a modern shower room. The generous garden is a true highlight, featuring a lush lawn, well-stocked borders, and a private patio area, not overlooked, perfect for enjoying peaceful moments outdoors. This charming home offers a blend of character and modern living, set within a sought-after location that's perfect for family life. No Chain Delay.

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Southport's Estate Agent

Canopied Open Entrance Vestibule

Tiled flooring, mid way wall tiling. Upvc double glazed inner door leading to...

Entrance Hall

Stairs lead to first floor with twin handrail. Door leads to dining room.

Lounge - 3.33m x 3.38m (10'11" x 11'1")

Upvc double glazed window to front, living flame gas fire with Limestone fireplace including interior, surround and hearth. To inset display recesses, dado rail, coving and ceiling rose. Archway proving open plan access leading to...

Dining Room - 3.38m x 3.58m (11'1" x 11'9" into recess)

Upvc double glazed double doors with fitted Venetian blinds leads to rear garden. Dado rail, coving and ceiling rose. Inner door leads to...

Breakfast Room - 2.51m x 2.26m (8'3" x 7'5")

Upvc double glazed window to side. Woodgrain laminate style flooring to breakfast area and built in cupboard to one wall, houses the wall mounted 'ideal' combination style central heating boiler. Archway provides open plan access leading to...

Kitchen - 3.48m x 2.06m (11'5" x 6'9")

Upvc double glazed window to side. Kitchen fitted with a range of high gloss base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces including one and half bowl sink unit, mixer tap and drainer. Appliances include four ring gas hob with stainless steel splashback and canopy extractor hood above. Plumbing is available for slimline dishwasher and separate plumbing for washing machine. Space is available for free standing fridge freezer. Further integral appliances include Hot Point double oven, inset to brick surround including wine holder below. Woodgrain laminate style flooring, part wall tiling and archway leads to...

Inner Hall

Opaque Upvc double glazed rear door to garden. Woodgrain laminate style flooring and door leads to...

Ground Floor Bathroom/WC - 3.15m x 2.06m (10'4" x 6'9" into recess)

Opaque Upvc double glazed window. Three piece white suite comprising of low level WC, pedestal wash hand basin and corner panelled bath with mixer tap and telephone style shower attachment. Tiled walls and flooring, ladder style chrome heated towel rail and recess spot lighting.

First Floor Landing

Split level landing with loft access.

Bedroom 1 - 3.28m x 3.91m (10'9" x 12'10" to front of wardrobes)

Upvc double glazed window to front, fitted wardrobe with hanging space and shelving. Ceiling rose.

Bedroom 2 - 3.38m x 2.97m (11'1" x 9'9" into recess)

Upvc double glazed window overlooking rear of property.

Shower Room/WC - 2.54m x 2.29m (8'4" x 7'6")

Three piece modern white suite including low level WC, pedestal wash hand basin and corner step-in shower enclosure with body jet feature and thermostatic shower. Mid way wall panelling and Upvc double glazed window to rear of property.

Outside

Flagged drive way to front with access via wrought iron gates providing off road car parking for numerous vehicles. Loose stone borders, walled and fencing with secure side gated access leading to rear garden. The rear garden, in the opinion of the Estate Agents is a most definite feature being well stocked with a variety of established plants, shrubs and trees. Extensive and mature with flagged patio and garden pergola's leading to edged lawn, being not directly overlooked and also benefiting a timber garden shed.

Council Tax

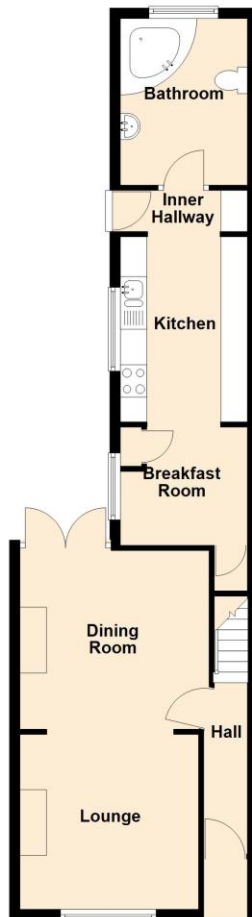
Sefton MBC band A.

Tenure

Freehold.



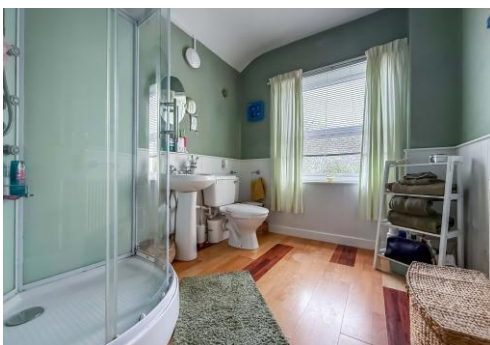
Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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