



**109 Poulton Road, Southport, PR9 7DB
£185,000
Subject to Contract**

No Chain Delay. This semi detached house is situated in a popular and established location, convenient for local shops, and primary and secondary schools. The centrally heated and double glazed accommodation briefly includes; entrance hall, lounge, rear lounge/dining room , kitchen, utility and there are three bedrooms and a bathroom on the first floor. Established gardens and parking.

Enclosed Vestibule

UPVC outer door, UPVC double glazed side windows, tiled floor.



Entrance Hall

Laminate flooring, stairs to the first floor.

Lounge - 4.6m x 3.45m (15'1" x 11'4")

UPVC double glazed window overlooking the front garden. Gas fire and surround, wall light points.



Lounge/Dining Room - 3.1m x 4.67m (10'2" x 15'4")

Two UPVC double glazed side windows, woodgrain laminate floor, gas fire and surround. Useful under stairs storage cupboard.

Kitchen - 2.44m x 2.03m (8'0" x 6'8")

UPVC double glazed window overlooking the rear garden and with single drainer stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards and working surfaces. Recess for gas cooker with cooker hood above, part wall tiling and tiled floors.



Rear Porch - 2.69m x 1.83m (8'10" x 6'0")

Plumbing for washing machine, UPVC double glazed windows and door to the rear garden.

First Floor Landing

Bedroom 1 - 3.15m x 4.32m (10'4" x 14'2")

UPVC double glazed window, cupboard housing the 'Logic' gas central heating boiler.



Bedroom 2 - 2.79m x 2.29m (9'2" x 7'6")

UPVC double glazed window.

Bedroom 3 - 2.01m x 2.16m (6'7" extending to 8'2" x 7'1")

UPVC double glazed window.

Bathroom - 1.63m x 1.93m (5'4" x 6'4" overall measurements)

Panelled bath with electric shower above, pedestal wash hand basin and low level WC. Part tiled walls, electric wall heater. UPVC double glazed window.



Outside

The property stands in established gardens to the front and rear. There is off road car parking to the front and the rear garden is planned with patio, lawn, borders stocked with mature trees and shrubs. External WC, timber shed and greenhouse.

Council Tax

Sefton Tax Band B

Tenure

Freehold.

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

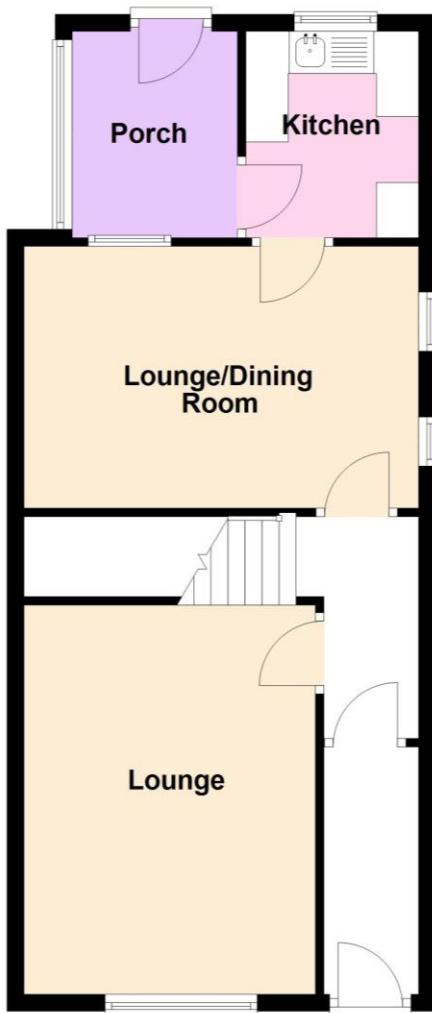


Broadband

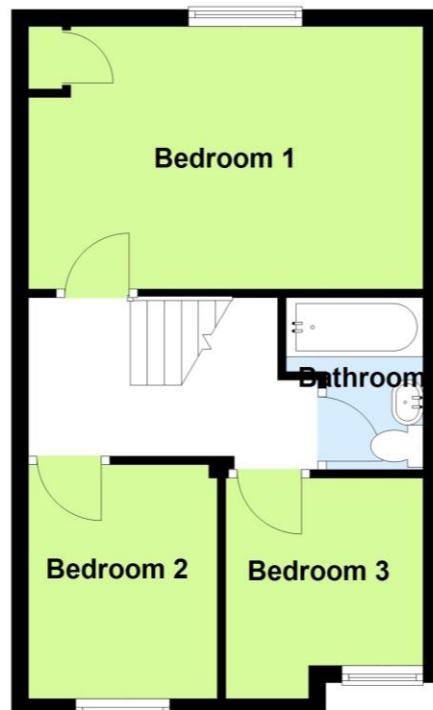
Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

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		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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