



59, Manchester Road, Southport, PR9 9BN

£275,000

Subject to Contract

'Marlborough Cottage' is an individual, period property providing deceptively spacious accommodation of considerable character. Installed with gas central heating and partial UPVC double-glazing, this accommodation very briefly includes; Entrance Porch, Entrance Hall, Front Lounge, Dining Room, Sitting Room, Dining Kitchen, WC. On the First Floor there are three bedrooms, the main bedroom having an En Suite Shower Room and a main bathroom and WC. Established gardens adjoin the property to the front and rear with off-road parking for several cars. The property is situated in an established location, just a short distance from the many facilities at the Southport Town Centre.

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Southport's Estate Agent

Enclosed Vestibule

Outer door with feature stained glass and leaded insert. Tiled floor.

Entrance Hall

Decorative coving and corbels, staircase to the First Floor. Wood flooring extending throughout the Ground Floor living accommodation.

Lounge - 4.29m into bay x 4.32m into recess (14'1" into bay x 14'2" into recess)

Tall UPVC double-glazed bay window, feature marble fire surround with decorative tiled interior and hearth, open coal fire with copper canopy. Wall light points, glazed double doors leading to the dining room.

Dining Room - 3.45m x 3.96m (11'4" x 13'0")

With feature window overlooking the rear garden and an attractive, period style fire surround.

Sitting Room - 4.62m x 3.2m excl. side bay (15'2" x 10'6" excl. side bay)
Living flame, coal effect gas fire, set in an attractive period style surround, Georgian glazed side window and bay. Plate rail and access to limited basement/cellar/storage and access to the underfloor area.

Dining Kitchen - 4.67m x 2.97m (15'4" x 9'9")

Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards, working surfaces, midway wall tiling. 'Stoves', four-ring ceramic hob with cooker hood above, split level oven and grill, integrated dishwasher, fridge and freezer. Tiled floor. Double-glazed double doors lead to the rear garden.

WC - 1.88m x 0.99m (6'2" x 3'3")

Tiled walls and flooring, wash hand basin, low level WC. Extractor, recessed spotlighting.

Side Porch

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

First Floor Landing

Useful storage cupboard.

Bedroom 1 - 3.43m x 3.96m ext. to 5.73m overall measurement (11'3" x 13'0" ext. to 18'8" overall measurement)

Two UPVC double-glazed windows overlooking the front garden. Woodgrain laminate flooring.

En Suite Shower Room - 1.22m x 2.18m (4'0" x 7'2")

Corner entry shower enclosure with thermostatic shower, pedestal wash hand basin, low level WC, part wall tiling and extractor.

Bedroom 2 - 3.45m x 3.53m to chimney breast (11'4" x 11'7" to chimney breast)

Built-in cupboard to chimney recess.

Bedroom 3 - 2.08m x 3.2m (6'10" x 10'6")

Woodgrain laminate flooring, wall-mounted 'Main' gas central heating boiler.

Bathroom - 1.68m x 1.73m (5'6" x 5'8")

Panelled bath with mixer tap with shower attachment, 'Triton' electric shower and shower screen, vanity wash hand basin, low level WC. Double-glazed window.

Outside

The property stands in attractive, mature gardens to both the front and rear. The front garden is provided with mature borders stocked with plants and shrubs, ornamental rockery, and lawn. Loose stone car parking for a number of vehicles. The mature rear garden is enclosed with walls and fencing, screened by mature shrubs and climbers, having a patio area, lawn and borders.

Tenure

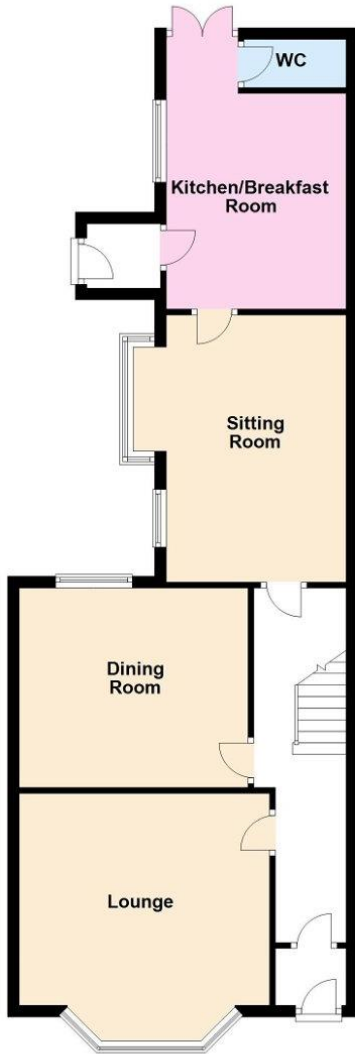
Freehold.

Council Tax

Sefton MBC Band C.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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