



**33 Cypress Road
Southport, PR8 6HF, £250,000
'Subject to Contract'**

Welcome to this stunningly modernised and greatly improved semi-detached family home that perfectly blends character with contemporary appeal. Ideal for families, couples, and those who love to entertain, the ground floor boasts a generous living room flowing seamlessly into an open-plan dining area and a sleek, modern fitted kitchen that leads into a bright breakfast room at the rear. Additional conveniences include an understairs storage cupboard, and a well-appointed family bathroom. The first floor also boasts three bedrooms, one perfect for conversion to a home office or nursery. Outside, you'll find a generous plot with ample off-road parking to the front and an enclosed garden with a patio area to the rear. Situated conveniently near excellent Primary and Secondary Schools, as well as commuter links to the Manchester Piccadilly line and Southport town Centre, this home is a must-see. Early viewing is highly recommended!

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Southport's Estate Agent

Enclosed Entrance Vestibule

Upvc double glazed outer door, hanging space and tiled flooring. Glazed inner door to....

Entrance Hall

Stairs lead to the first floor with handrail and newel post. Door to dining room.

Lounge - 4.52m x 3.66m (14'10" into bay x 12'0" into recess)

Upvc double glazed bay window to front. Woodgrain laminate style flooring. Display recess to chimney breast.

Dining Room - 3.63m x 3.96m (11'11" x 13'0" into recess)

Upvc double glazed window to rear. Wood-grain laminate style flooring. Door to....

Kitchen - 3.71m x 2.67m (12'2" x 8'9")

Upvc double glazed window to side. Door to understairs storage cupboard. Attractive fitted kitchen including a number of modern built-in 'shaker style' base units with cupboards and drawers, wall cupboards and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer. Wall cupboard houses 'Baxi' combination style central heating boiler. Appliances include; electric oven with four ring gas hob, glazed splash back and funnel style extractor over. Fridge/freezer, integral washing machine. Wood-grain laminate style flooring. Open-plan access leading to....

Breakfast Room - 2.34m x 2.21m (7'8" x 7'3")

Wood-grain laminate style flooring continues, Upvc double glazed door leads to rear garden. Recess spot lighting.

Landing

Split-level first floor landing access with sky light and loft point.

Bedroom 1 - 3.58m x 5.05m (11'9" x 16'7" into recess)

Two Upvc double glazed windows to front.

Bedroom 2 - 3.66m x 3.15m (12'0" x 10'4" into recess)

Upvc double glazed window to rear.

Bedroom 3/Office - 1.78m x 2.72m (5'10" x 8'11")

Upvc double glazed window to rear.

Bathroom/WC - 1.75m x 1.83m (5'9" x 6'0")

Opaque Upvc double glazed window. Three-piece modern white suite comprising of low-level WC, vanity wash hand basin with mixer tap and cupboards below, corner panelled bath with curved shower screen, mixer tap and hand-held shower attachment. There is also a separate thermostatic shower with second hand-held shower attachment. Tiled walls with ladder style chrome heated towel rail.

Outside

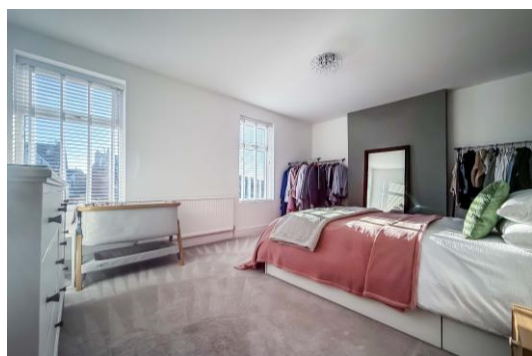
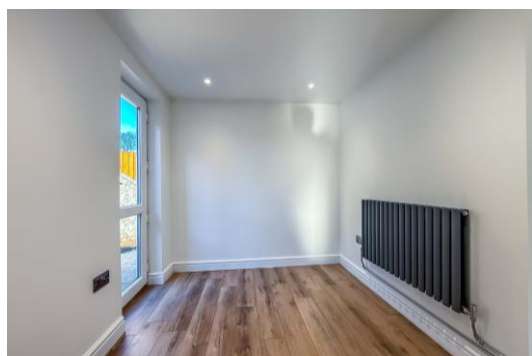
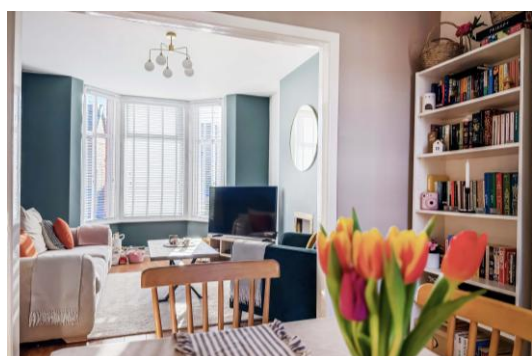
The property provides secure gated driveway access to front with off road parking available. Side access continues to rear with flagged patio, adjoining out-building/store and rear garden with laid to lawn, enclosed with fencing, external water tap and timber garden shed.

Council Tax

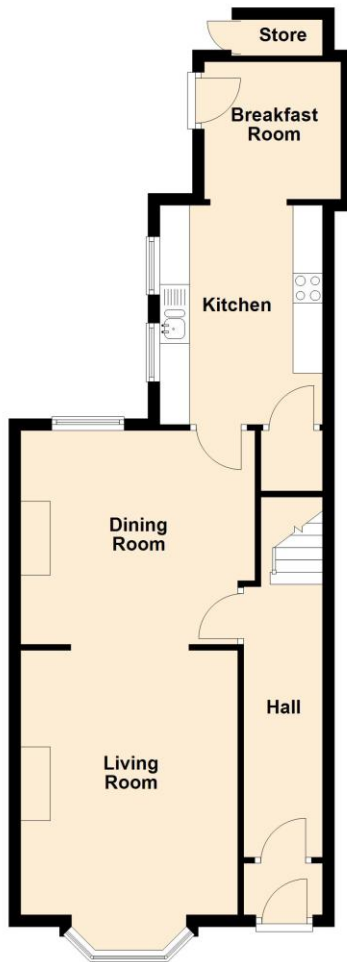
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

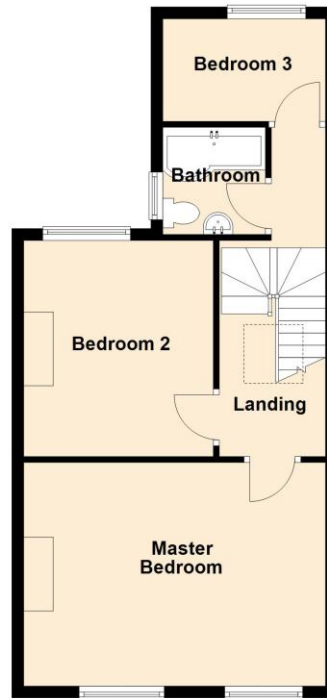
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		83
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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.