



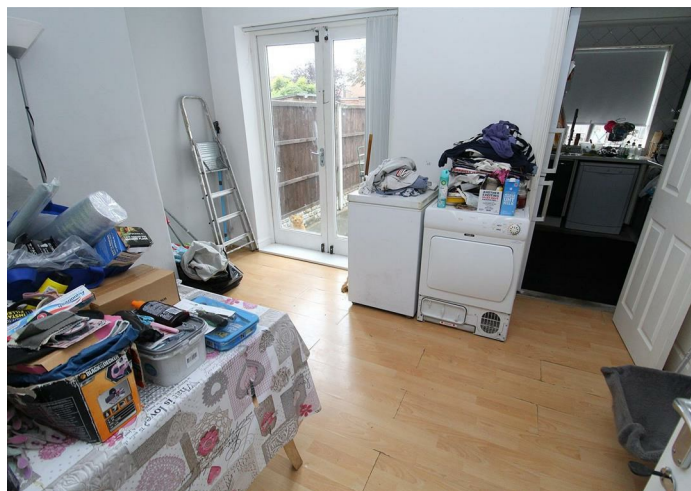
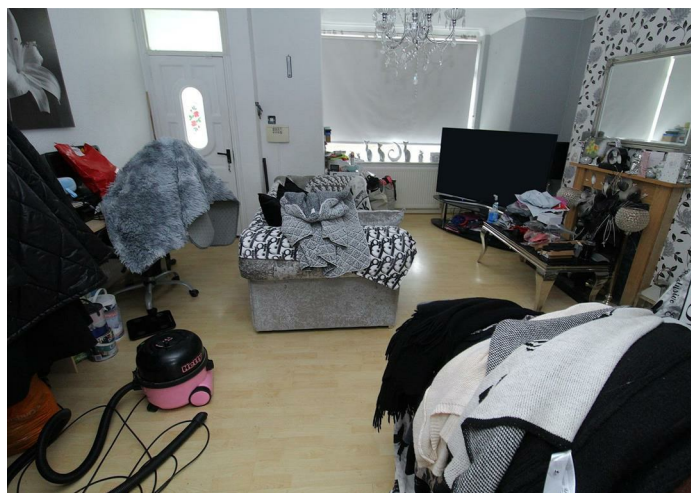
Sidney Road, Southport, PR9 7EX

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford and Albany Properties are delighted to offer for Sale this two bedroom semi-detached home close to Meols Cop train station and Churchtown village. The spacious accommodation briefly comprises; entrance porch, lounge, dining room and kitchen. To the first floor there are two double bedrooms and family bathroom. Outside there is a large south facing rear garden and walled front with off road parking and a shared driveway down the side of the property that leads to a detached garage. The property benefits from gas central heating and majority uPVC double glazing and is being sold with a tenant in situ currently paying £850 per calendar month.

£175,000



Entrance Porch

front door and glazed window

Lounge 16'10" x 15'4" (5.14m x 4.69m)



glazed window to front aspect, gas fire in feature surround, three radiators, laminate flooring, stairs to first floor

Dining Room 9'1" x 12'3" (2.78m x 3.74m)

glazed french doors to rear garden, radiator, laminate flooring

Kitchen 8'11" x 7'11" (2.72m x 2.42m)



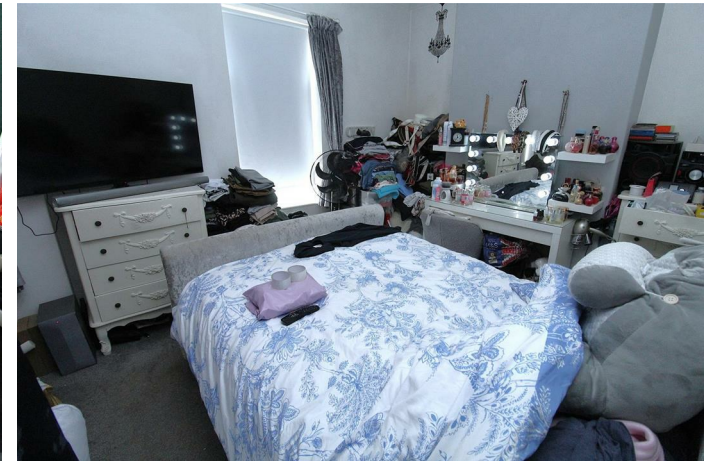
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge freezer, tiled walls, uPVC double glazed window to rear aspect

First Floor

Landing

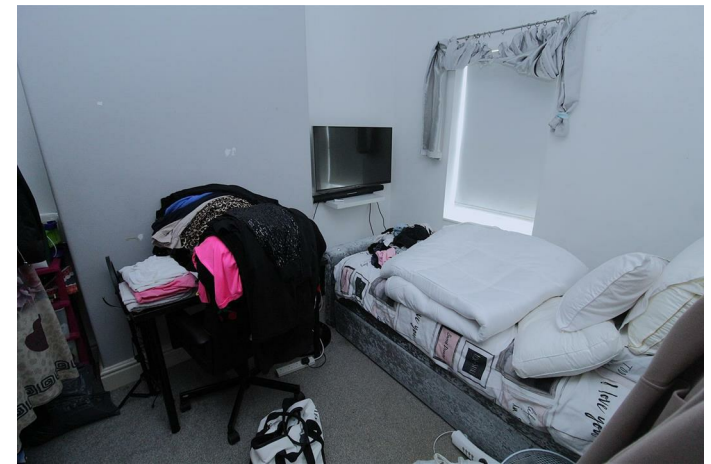
glazed window to side aspect, access to loft space

Bedroom 1 10'6" x 15'4" (3.21m x 4.69m)



two uPVC double glazed windows to front aspect, radiator

Bedroom 2 12'3" x 9'7" (3.74m x 2.93)



uPVC double glazed window to rear aspect, radiator

Bathroom 8'10" x 7'11" (2.70m x 2.42m)



white suite comprising, corner bath with shower mixer tap, low level w.c. and wash hand basin in vanity cabinet, radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Outside



South Facing Rear Garden



very large rear garden laid mainly to lawn with patio and gated access to shared driveway

Front Garden

walled front with open access to paved drive and further shared driveway leading down side of the property to a detached garage

Detached Garage

up and over door, glazed windows to side and rear aspects, door to rear garden

Additional Information

Tenure : Freehold
Council Tax Band : B
Local Authority : Sefton

Agents Note

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this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

