



35 Holmdale Avenue, Southport, PR9 8PS
£231,750

The Property Perspective

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We are delighted to offer for sale this well presented semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. Items of note include walk in bay window to the lounge and French doors to rear. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining room, kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom off the first floor landing.

There are well presented gardens. There is off road parking to the front leading to the garage.

Tenure - Leasehold - 990 Years Remaining

Ground Rent - £6 Ground Rent Per Year

Council Tax - Band C

The property comprises.

Ground Floor

Entrance Hall

With fitted flooring

Lounge 11'8" (max) x 10'8" (max) (3.57 (max) x 3.27 (max))

Walk in bay window and integrated fireplace plus fitted flooring.

Dining Room 17'1" (max) x 12'10" (max) (5.21 (max) x 3.93 (max))

Freestanding gas fire plus French doors to rear.

Kitchen 12'11" x 7'3" (3.94 x 2.22)

Having a comprehensive range of wall and base units with complimenting laminate work tops plus wall tiling with oven, hob, hood and fridge freezer.

WC 4'0" x 2'1" (1.22 x 0.66)

Contemporary white sanitary ware plus fitted flooring.

First Floor

Landing

With fitted flooring

Bedroom 1 13'4" x 10'7" (4.08 x 3.25)

Fitted wardrobes and a feature radiator plus fitted flooring.

Bedroom 2 13'10" x 8'11" (4.24 x 2.74)

Fitted wardrobes plus fitted flooring.

Bedroom 3 8'2" x 5'8" (2.49 x 1.74)

With fitted flooring.

Bathroom 8'5" x 6'6" (2.57 x 1.99)

Modern white sanitary ware, feature radiator, shower with screen to bath and double sink plus fitted flooring.

External

There are well presented gardens front and rear. There is off road parking to the front leading to the garage.



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