



**27 Beatty Road**  
**Southport, PR8 6LB, 'Offers over' £220,000**  
**'Subject to Contract'**

This generous and deceptively spacious three-bedroom semi-detached family home offers the perfect blank canvas for improvement and modernization. Set on a generous established plot, the property enjoys extensive gardens on a leafy, well-regarded road, conveniently close to colleges, schools, and amenities. The interior comprises two reception rooms, a kitchen, and a rear lean-to leading to the garden. Upstairs, there are three bedrooms, a bathroom, and a separate WC. Properties of this nature are highly sought after due to their potential, so early viewing is strongly recommended.



### Enclosed Entrance Vestibule

Glazed outer door and side window, tiled flooring and glazed inner door to....

### Entrance Hall

Turned stairs to first floor with handrail and newel post, cupboard to under stairs. Space panelling to plate rail, glazed internal door to....

### Lounge - 4.65m x 3.61m (15'3" x 11'10" into recess)

Two Upvc double glazed windows to front, glazed window to kitchen.

### Dining Room - 3.78m x 3.02m (12'5" x 9'11" into recess)

Upvc double glazed window overlooking rear garden. Glazed sliding door to....

### Kitchen - 3.38m x 2.62m (11'1" x 8'7")

Glazed window and door to rear lean-to. Upvc double glazed window to side. Base units with cupboards and drawers, wall cupboards and working surfaces. Double drainer single bowl sink unit. Space available for cooker, space for free standing fridge freezer. 'Worcester' wall mounted combination style central heating boiler. Partial wall tiling and tile effect vinyl covered flooring.

### Lean-to

Glazed windows and door to rear garden.

### Landing

Loft access.

### Bedroom 1 - 3.76m x 3.38m (12'4" x 11'1")

Two Upvc double glazed windows overlooking side and rear. Picture rail.

### Bedroom 2 - 3.78m x 3.02m (12'5" x 9'11")

Upvc double glazed window overlooking rear garden.

### Bedroom 3 - 3.51m x 2.16m (11'6" x 7'1")

Upvc double glazed window, pedestal wash hand basin.

### Bathroom - 2.46m x 1.45m (8'1" x 4'9")

Upvc double glazed window, panelled bath with 'Mira' electric shower, pedestal wash hand basin, built-in linen cupboard. Partial wall tiling.

### WC - 2.46m x 0.81m (8'1" x 2'8")

Upvc double glazed window, low level WC.

### Outside

The property benefits an established, mature plot with a 'Westerly' facing aspect. The established front garden enjoys well stocked borders including a variety of plants, shrubs and bushes. Gated side entry access leads to a garage and gardens to the rear. The rear garden is a most definite feature, with well established, generous plot including further mature borders, plants, shrubs and trees.

### Council Tax

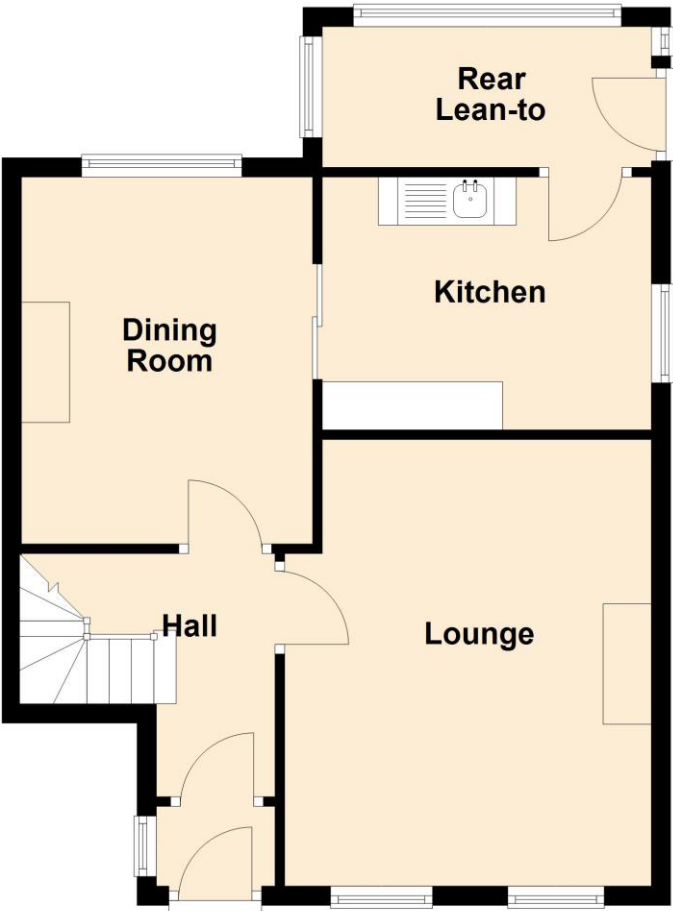
Sefton MBC Band B.

### Tenure

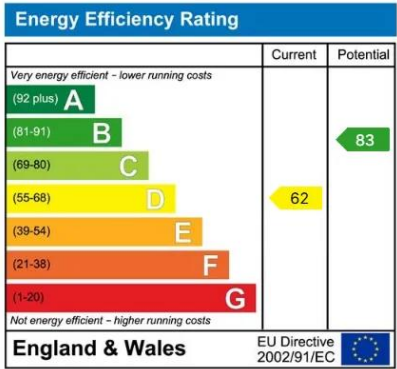
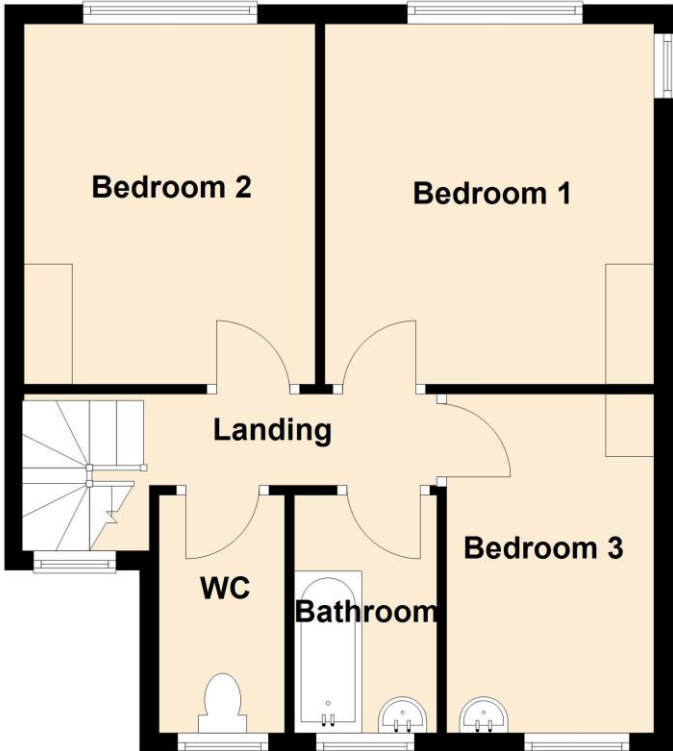
Freehold.



Ground Floor



First Floor



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