



**53 Lynton Road, Hillside,
Southport, PR8 3AP
£450,000 Subject to Contract**

This detached, family house is situated in a much sought after residential location, the location is convenient for popular, local primary and secondary schools, two championship golf courses are nearby as well as the station at Hillside, which is on the Southport to Liverpool commuter line. Further amenities are at Birkdale Village and the Southport Town Centre. The centrally heated and double glazed accommodation briefly includes, entrance hall, lounge, rear lounge/dining room, kitchen and utility, on the first floor there are four bedrooms, one en-suite shower room and a family bathroom. Established gardens, ample parking and a large garage.

No Chain Delay

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Southport's Estate Agent

Enclosed Vestibule

uPVC double glazed outer door with double glazed insert and double glazed side window. Inner door to.....

Entrance Hall

Turned staircase to the first floor, plate rail. Under stairs cupboard and walk-in cloaks cupboard. UPVC double glazed side window.

Front Lounge - 5.31m x 3.71m (17'5" into bay x 12'2")

UPVC double glazed windows to the front and side, attractive fire surround, wall light points.

Rear Lounge/Dining Room - 4.88m x 3.71m (16'0" x 12'2")

UPVC double glazed and leaded side windows, uPVC double glazed door to the rear garden. Living flame coal effect gas fire and surround.

Dining Kitchen - 5.08m x 3.07m (16'8" x 10'1")

UPVC double glazed window with single drainer stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards and glazed china cupboards, working surfaces and breakfast bar. Part wall tiling. Four ring ceramic hob with cooker hood above, electric oven, Bosch dishwasher, integrated fridge and freezer. UPVC double glazed window and door to the rear garden.

Utility Room - 0.86m x 1.83m (2'10" x 6'0")

Plumbing for washing machine.

First Floor Landing

Bedroom 1 - 5.33m x 3.15m (17'6" x 10'4" to front of wardrobes extending to 12'4" overall measurements)

UPVC double glazed window to the front and side, a range of built-in wardrobes and centre dressing table.

En Suite Shower Room/WC - 2.26m x 1.47m (7'5" x 4'10")

Shower enclosure with electric shower, pedestal wash hand basin, low level WC. Tiled walls, combined radiator/towel rail. Upvc double glazed and leaded window.

Bedroom 2 - 4.88m x 3.71m (16'0" x 12'2")

UPVC double glazed window and side windows.

Bedroom 3 - 3.35m x 3.05m (11'0" x 10'0")

UPVC double glazed window.

Bedroom 4 - 2.08m x 3.02m (6'10" x 9'11")

UPVC double glazed window, cupboard housing Worcester gas central heating boiler.

Bathroom - 2.08m x 2.79m (6'10" x 9'2")

White suite including panelled bath with mixer tap, pedestal wash hand basin and corner entry, step-in shower enclosure with thermostatic shower. Combined towel rail/radiator. Tiled walls, recessed spot lighting. UPVC double glazed window.

WC - 1.73m x 0.81m (5'8" x 2'8")

Low level WC, tiled walls, uPVC double glazed window.

Outside

The property stands in established gardens to both the front and rear and on a wide plot. Off road parking is available for numerous vehicles, garage access via electric shutter up and over door, and measuring 24' x 8'9" and having external WC. Adjoining garage and store. The rear garden is enclosed with walls and fencing having lawn and borders.

Council Tax

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

Tenure

Freehold.

Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

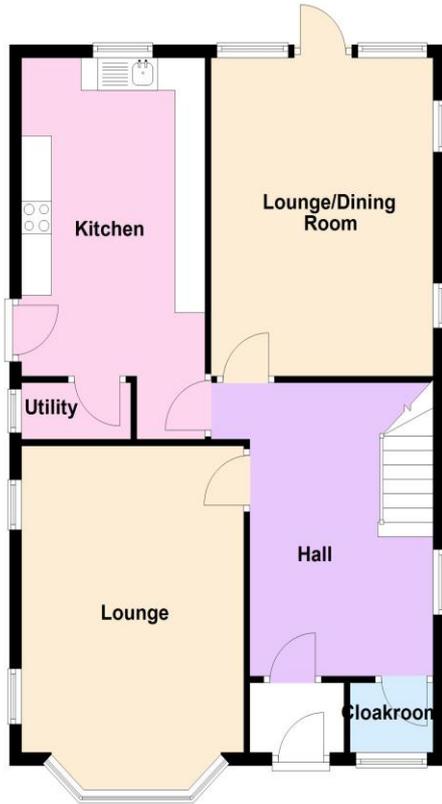
Broadband

Check the availability by clicking this link:

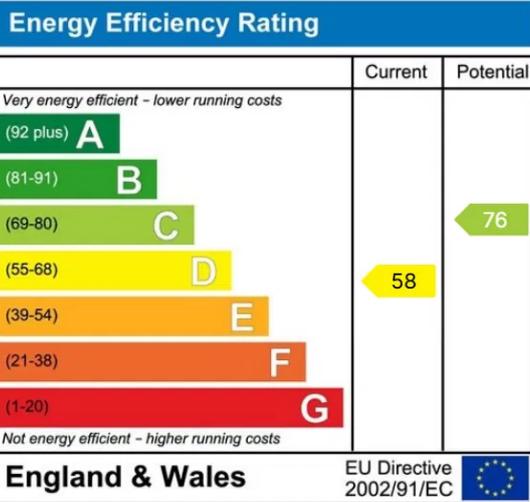
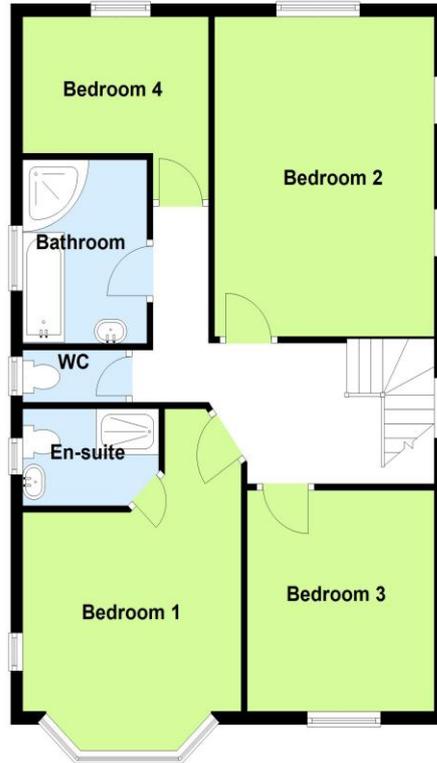
<https://labs.thinkbroadband.com/local/index.php>



Ground Floor



First Floor



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