



**29 Gosforth Road, Southport, PR9 7HA**  
**£275,000 Subject to Contract**

This beautifully modernised and improved, Victorian, semi-detached home on Gosforth Road offers a wonderful blend of period charm and contemporary living. Featuring two reception rooms, a well-appointed kitchen, two double bedrooms, a versatile nursery/study, and a luxurious bathroom, this centrally heated and double-glazed property is move-in ready. With established gardens and off-street parking, it provides convenient and comfortable living in a popular location, perfect for those seeking a stylish home with character.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales



## Enclosed Vestibule

Tiled floor, glazed inner and outer doors.

## Entrance Hall

Stairs to first floor, tiled floor, tall wall radiators.

**Lounge** - 4.14m x 3.35m (13'7" into bay x 11'0" into recess)

Tall feature wall radiator, log burner set in recessed chimney breast with surround and tiled hearth. Fixture cupboard to chimney recess and feature tall wall radiator. UPVC double glazed bay window.

**Dining Room** - 3.66m x 3.66m (12'0" x 12'0")

UPVC double glazed windows to side and rear, 'Karndean' herringbone flooring, living flame coal effect gas fire with attractive period style surround. Half panelling to walls.

**Kitchen** - 4.34m x 2.36m (14'3" x 7'9")

Inset white, one and half bowl sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards, glass fronted china display cabinet, woodgrain working surfaces. Large range cooker with seven gas hobs, two electric ovens and a separate grill, cooker hood above, integrated dishwasher, fridge and freezer and plumbing for an automatic washing machine. Recess spot lighting. 'Karndean' herringbone flooring. UPVC double glazed , double doors lead to the rear garden.

## First Floor Landing

A drop down ladder provides access to a partially boarded loft area ideal for storage.

**Bedroom One** - 4.42m x 4.09m (14'6" into bay x 13'5" to chimney breast)

UPVC double glazed bay window, two open fronted wardrobes and drawers to both chimney recesses. Period style fire surround and hearth.

**Bedroom Two** - 3.61m x 2.62m (11'10" x 8'7")

Built in wardrobes to recesses, one housing the 'Vaillant' gas central heating boiler. UPVC double glazed window.

**Nursey/Study** - 1.52m x 1.75m (5'0" x 5'9")

UPVC double glazed window. 'Karndean' flooring.

**Bathroom** - 2.44m x 2.46m (8'0" x 8'1")

With free standing double ended claw and ball footed bath with telephone style mixer tap and shower attachment. Wash hand basin with cupboard below, low level WC. Corner entry shower enclosure with thermostatic handheld and rain head showers. Fixture towel rail/radiator, half tiled walls and tiled floor, recess spot lighting and UPVC double glazed window.

## Outside

Established gardens to both the front and rear, the rear garden having a paved patio, edged border, lawn, large timbre shed with roller door and could be converted further into garden room or home working space. Front garden, loose slate off road parking for a number of vehicles (curb part lowered)

## Council Tax

Sefton MBC Band C

## Tenure

## Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

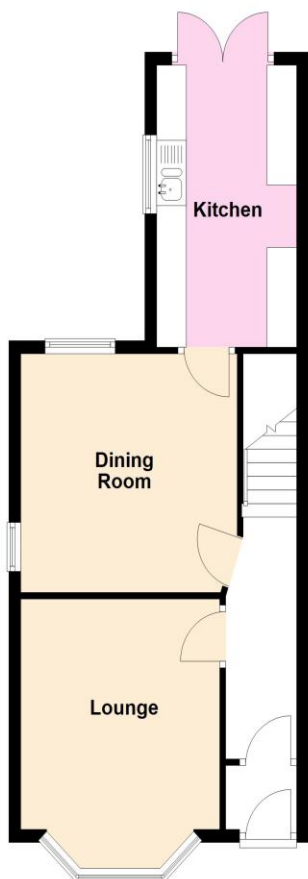
## Broadband

Check the availability by clicking this link:

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



Ground Floor

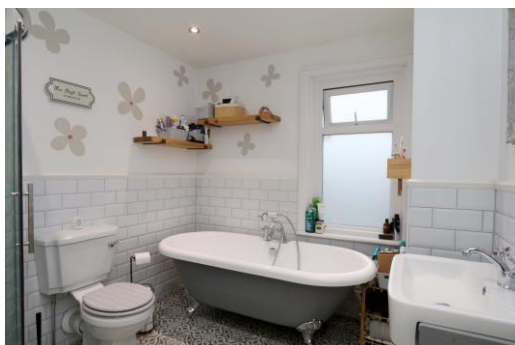
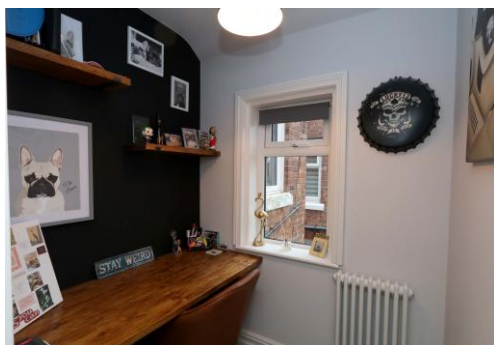


First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	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.