



**43 Norwood Avenue
Southport, PR9 7EQ £475,000
'Subject to Contract'**

This substantial and beautifully presented five-bedroom semi-detached family home offers spacious and versatile accommodation arranged across three floors, blending attractive period features with stylish modern finishes. The property includes two elegant reception rooms with bay windows and decorative detailing, alongside an impressive open-plan kitchen and dining space fitted with quartz work surfaces, central island, integrated appliances and a striking 'Stoves' range cooker, with direct access onto the rear garden. A separate utility room adds further practicality, whilst the upper floors provide five well-proportioned bedrooms, a useful study, contemporary family shower room and an impressive principal bedroom suite with walk-in closet and private bathroom. Externally, the property stands within established gardens to both the front and rear, with a resin driveway providing extensive off-road parking, and an attractive rear garden featuring decked seating areas, patios, mature borders and a substantial timber summer house divided into two useful storage spaces. A superb family home offering exceptional space, character and convenience throughout. The property is ideally located in an established residential area, close to popular local schools and Meols Cop Railway Station.

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Southport's Estate Agent

Enclosed Vestibule

Composite outer door with double glazed inserts. Tiled floor. Figure glazed inner door and side windows to...

Entrance Hall

Woodgrain laminate flooring, decorative coving and stairs to the first floor.

Lounge - 5.54m x 3.66m (18'2" into bay x 12'0")

Living flame effect electric fire, decorative ceiling, ornate panelling and ceiling rose, decorative coving and UPVC double glazed window.

Dining Room - 5.05m x 3.91m (16'7" into bay x 12'10" into side inglenook)

UPVC double glazed window overlooking the front garden, side inglenook with UPVC double glazed side windows. Woodgrain laminate flooring.

Kitchen - 3.76m x 3.58m (12'4" x 11'9")

UPVC double glazed window overlooking the rear garden and with single drainer, one and half bowl sink unit and mixer tap below. A range of quartz working surfaces, base units with cupboards and drawers, wall cupboards, under unit lighting. Centre island unit with cupboards, drawers and wine rack and quartz work top. Housing unit for fridge and freezer, integral 'Beko' dishwasher, recess to chimney breast with 'Stoves' stainless steel range cooker with seven burner gas top, two ovens, grill and warming drawer. Chimney style cooker hood above. Woodgrain laminate flooring, opening to...

Dining Area - 2.59m x 2.18m (8'6" x 7'2" average measurements)

UPVC double glazed window, door to the rear garden. Understairs cloaks area with base units, wall cupboards and UPVC double glazed side window.

Utility Room - 2.24m x 2.74m (7'4" x 9'0")

UPVC double glazed windows, base units with cupboards and drawers, wall cupboards, stainless steel sink unit and mixer tap, plumbing for washing machine, wall mounted 'Valliant' gas central heating boiler.

First Floor Landing

Feature stained glass and leaded window.

Bedroom Two - 4.57m x 3.1m (15'0" x 10'2" to front of wardrobes)

Built in wardrobes with sliding doors to one wall, UPVC double glazed window.

Bedroom Three - 4.19m x 3.51m (13'9" x 11'6")

UPVC double glazed window.

Bedroom Four - 3.81m x 3.51m (12'6" x 11'6")

UPVC double glazed window.

Bedroom Five - 2.21m x 2.18m (7'3" x 7'2")

UPVC double glazed window.

Study - 2.92m x 1.4m (9'7" x 4'7")

UPVC double glazed window.

Bathroom - 2.18m x 2.79m (7'2" x 9'2")

Two UPVC double glazed windows, part wall tiling, large double walk-in shower enclosure with thermostatic shower, vanity wash hand basin with cupboards and drawers, low level WC, chrome towel rail/radiator and built in cupboards.

Second Floor Landing

Deep walk-in closet.

Bedroom One - 5.18m x 5.11m (17'0" x 16'9" overall measurements)

UPVC double glazed side window and two double glazed 'Velux' windows, stripped flooring.

Bathroom - 2.69m x 2.18m (8'10" x 7'2")

White suite including, P-shaped bath with waterfall tap, shower attachment, further electric shower, shower screen, vanity wash hand basin with cupboards and drawers, low level WC, part wall tiling, recessed spot lighting and UPVC double glazed window.

Outside

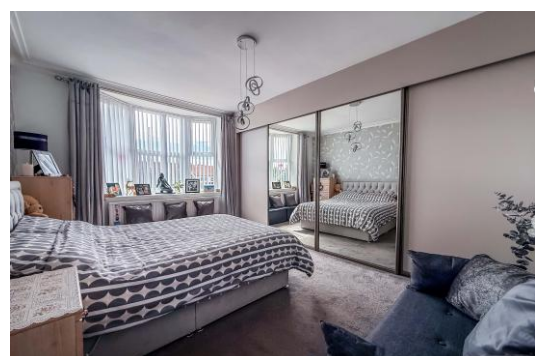
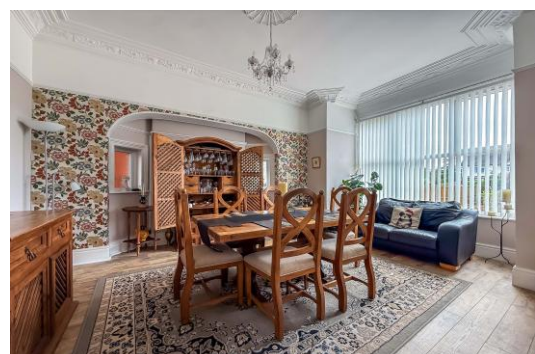
The property stands in established gardens to both the front and rear. A resin driveway at the front provides extensive parking for a number of cars and vehicles, raised walled flower bed with ornamental shrubs. The attractive rear garden is planned with a number of brick outbuildings, a raised deck, further patio area, shaped lawn, edged flower beds stocked with shrubs and plants. There's a large timber summer house to the rear, currently divided into two useful store rooms measuring 9'9" x 14'4" and 9'9" x 15'3".

Council Tax

Sefton MBC Band E

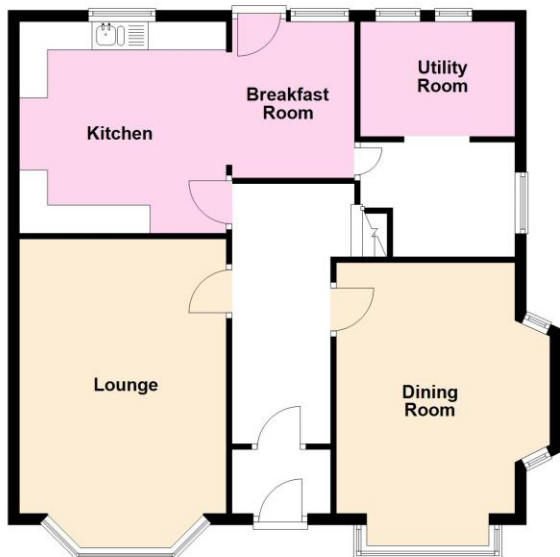
Tenure

Freehold.



Ground Floor

Approx. 79.1 sq. metres (851.0 sq. feet)



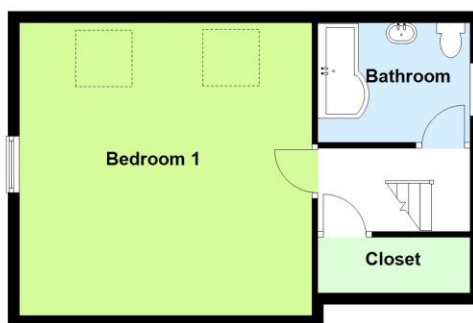
First Floor

Approx. 70.2 sq. metres (755.5 sq. feet)



Second Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



Total area: approx. 189.6 sq. metres (2040.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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