



**11 Singleton Close
Southport, PR9 9DJ, £315,000
'Subject to Contract'**

A tastefully decorated and well appointed modern detached family home, built by popular National Builders, Jones Homes. Situated in a cul-de-sac location in Marshside, offering both style and convenience. Tastefully decorated and appointed throughout, this property provides ample living space, a contemporary dining kitchen, and four comfortable bedrooms, making it an ideal choice for modern family life. Gardens, ample parking and a garage compliment the generous living space. The property is very convenient for popular primary and secondary schools. Early Viewing Advised.

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

Entrance Porch

Composite outer door with double glazed inserts. Woodgrain laminate flooring.

Cloakroom - 1.55m x 0.89m (5'1" x 2'11")

Wash hand basin, low level WC. Woodgrain laminate flooring, Upvc double glazed window.

Lounge - 4.57m x 5.13m (15'0" x 16'10")

Upvc double glazed window overlooking the front garden. Electric coal effect fire in attractive surround. Stairs to the first floor.

Dining Kitchen - 4.37m x 5.13m (14'4" overall reducing to 8'8" x 16'10")

Woodgrain laminate flooring, useful under stairs cupboard, Upvc double glazed double doors leading to rear garden. A range of 'high gloss cream' units including base units with cupboards and drawers, wall cupboards, working surfaces, Upvc double glazed window with single drainer stainless steel sink unit and mixer tap below. Mid way wall tiling. 'Neff' four ring hob with cooker hood above and 'Neff' double oven below, integrated 'Neff' fridge freezer, integrated dishwasher. Recessed spotlighting.

Utility Room - 2.34m x 1.55m (7'8" x 5'1")

Upvc outer door, single drainer one and half bowl sink unit with base unit below and cupboard above, working surfaces. Plumbing for washing machine, space for tumble dryer. Woodgrain laminate flooring. Cupboard housing 'Baxi' gas central heating boiler.

First Floor Landing

Airing cupboard with hot water cylinder, further useful cupboard.

Bedroom 1 - 3.48m x 3.17m (11'5" x 10'5" overall)

Extensive built in fitments including bed headboard, drawer units to side, tall drawer unit, built in wardrobes with flyover spotlighting. Upvc double glazed window.

Ensuite - 1.37m x 1.96m (4'6" x 6'5" overall)

Step in shower enclosure with thermostatic handheld shower. Pedestal wash hand basin, low level WC, part wall tiling. Chrome towel rail/ radiator, Upvc double glazed window.

Bedroom 2 - 3.28m x 2.59m (10'9" x 8'6" extending to 10'4")

Access to loft. Upvc double glazed window.

Bedroom 3 - 2.31m x 2.46m (7'7" x 8'1")

Upvc double glazed window. Recessed double wardrobe.

Bedroom 4 - 3.3m x 1.88m (10'10" x 6'2" excluding recess for wardrobe)

Built in wardrobes to recess. Upvc double glazed window.

Bathroom - 1.55m x 1.98m (5'1" x 6'6")

White suite including panelled bath mixer tap, thermostatic shower and screen. Low level WC, pedestal wash hand basin. Part wall tiling, chrome towel rail/ radiator. Recessed spotlighting.

Outside

Established gardens to both front and rear, off road parking to front and driveway to side provides further parking and leads to a brick-built garage measuring 17'7" x 9'1". The rear garden is enclosed with fencing having lawn borders and paved patio area. There is a further area of garden used for parking.

Council Tax

Sefton MBC band D.

Tenure

Leasehold for 999 years from 1 January 2010 with an annual ground rent of £220.00

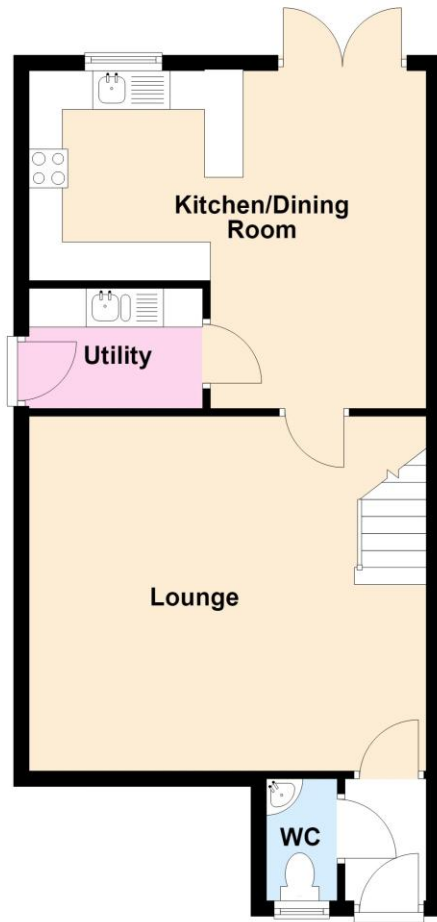
Note

The property is installed with a nuaire MEV (Mechanical Extract Ventilation) new air circulation system with the unit being in the loft and the vents being in the principal rooms.



Ground Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



First Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



Total area: approx. 99.8 sq. metres (1074.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.