



**15 Ashdown Close, Southport, PR8 6TL
Offers Over £230,000 Subject to Contract**

This detached house forms part of a development of similar detached houses located in a cul-de-sac just off Scarisbrick New Road. The location is convenient for KGV Sixth Form College, local Primary and Secondary Schools and bus services to the Town Centre. The centrally heated and double glazed accommodation briefly includes, entrance porch with WC, lounge, dining kitchen, on the first floor there are three bedrooms a bathroom and WC. Established gardens adjoin the property with off road parking for a number of vehicles and a adjoining garage.

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Southport's Estate Agent

Entrance Porch

Upvc outer door with double glazed insert and double glazed side windows.

Cloakroom

Low level WC, wash hand basin.

Lounge - 4.72m x 3.56m (15'6" x 11'8" to front of stairs)

Upvc double glazed window, stairs to the first floor with useful storage cupboard below.

Dining Kitchen - 2.67m x 4.62m (8'9" x 15'2")

Upvc double glazed window with single drainer stainless steel sink unit below, a range of base units with cupboards and drawers, wall cupboards, working surfaces. Four ring gas hob with cooker hood above and electric oven below. Plumbing for washing machine, 'Baxi' gas central heating boiler. Double glazed patio and side screen leading to the rear garden.

First Floor Landing

Bedroom 1 - 3.05m x 3.53m (10'0" x 11'7" extending to 15'2")

Two Upvc double glazed windows, useful built in cupboard.

Bedroom 2 - 2.36m x 2.62m (7'9" x 8'7")

Upvc double glazed window.

Bedroom 3 - 2.77m x 1.93m (9'1" x 6'4")

Upvc double glazed window.

Bathroom - 1.68m x 1.88m (5'6" x 6'2")

Twin grip panelled bath with mixer tap and electric shower, pedestal wash hand basin, low level WC. Part wall tiling, extractor, Upvc double glazed window.

Outside

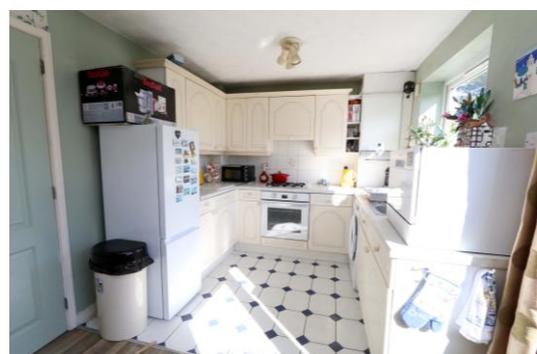
Established gardens to both front and rear, off road car parking for a number of vehicles and a driveway leads to an adjoining garage with up and over door and measuring 17' x 8'8". Enclosed rear garden enjoys a sunny aspect having paved patio, loose stone areas, ornamental plants.

Council Tax

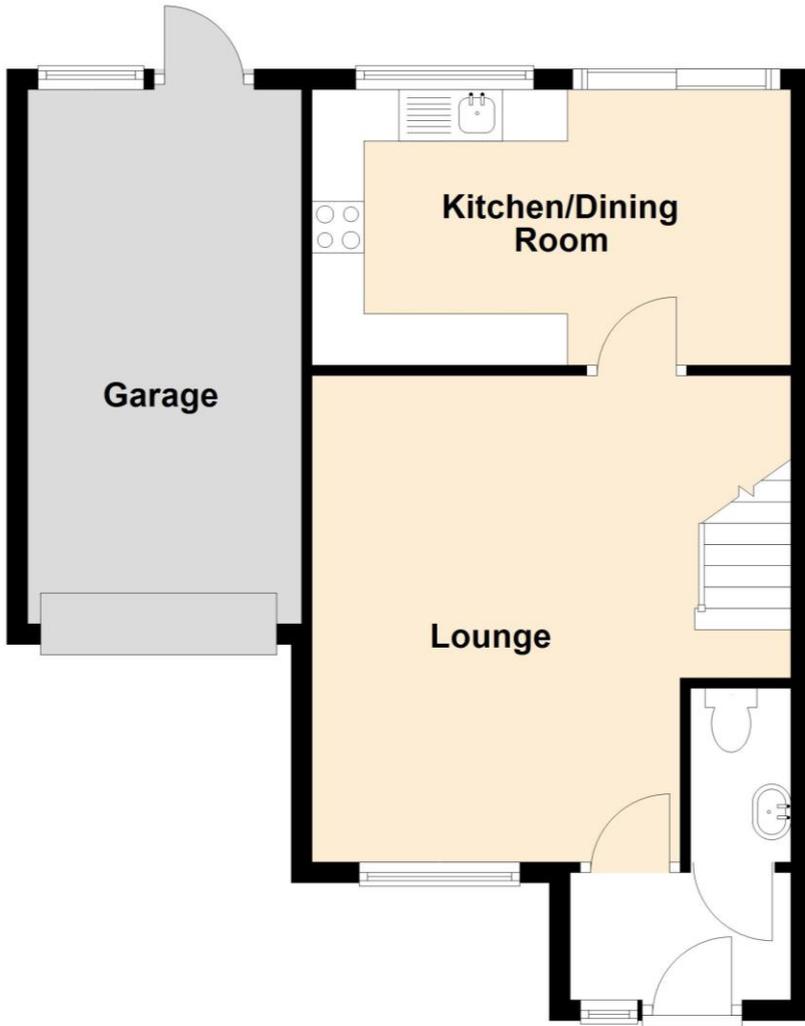
Sefton MBC band C.

Tenure

Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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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