



**76, St Lukes Road,
Southport, PR9 9AJ
£205,000 Subject to Contract**

Offering deceptively spacious, accommodation, which has been extended to the rear. Centrally heated and double glazed, the accommodation briefly includes; entrance hall, lounge, dining room, kitchen, garden room, with two bedrooms and a family bathroom on the first floor. Established gardens adjoin the property with off road parking for two cars at the front. The property is situated in a popular location, convenient for the Town Centre amenities.

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

Southport's Estate Agent

Entrance Porch

Upvc door with double glazed and leaded insert, double glazed side windows. Glazed inner door leading to...

Entrance Hall

Wood grain laminate flooring. Stairs leading to the first floor.

Front Lounge - 4.42m x 3.68m (14'6" into bay x 12'1")

Deep square bay with Upvc double glazed windows and window seat below. Electric coal effect fire with attractive timber surround, decorative cast iron and tiled interior. Ceiling rose and coving.



Rear Lounge/Dining Room - 3.68m x 3.78m (12'1" x 12'5")

Upvc double glazed double doors leading to the rear lean-to outside. Woodgrain laminate flooring.



Kitchen - 6.4m x 2.74m (21'0" x 8'12")

Upvc double glazed side windows and outer door. Single drainer one and a half bowl sink unit. Range of base units with cupboards and drawers, wall cupboards and glazed china cupboards. Working surfaces incorporating breakfast bar. Midway wall tiling. Ceramic hob with cooker hood above. Split-level electric oven and grill. Plumbing for washing machine. Part wall tiling and tiled floor. Wine rack. Cupboard housing a 'Worcester' gas central heating boiler. Useful under stairs storage cupboard.



Garden Room -- 2.67m x 2.59m (8'9" extending to 12'11" into recess x 8'6" extending to 11'8")

Upvc double glazed double doors leading to the rear garden.

WC

Corner wash hand basin with cupboard below. Low level WC. Tiled walls and extractor. Deep storage cupboard.

First Floor Landing

Pull-down ladder leading to a partially boarded loft space with light.

Bedroom One - 5.18m x 4.88m (17'0" x 16'0" overall measurements)

Two Upvc double glazed windows. Range of fitted wardrobes



Bedroom Two - 3.68m x 3.17m (12'1" x 10'5")

Upvc double glazed window.

Bathroom - 3.17m x 2.36m (10'5" x 7'9")

Oval shaped double-ended panelled bath with mixer tap and shower attachment. Vanity wash hand basin with cupboards below. Low level WC. Large walk-in shower enclosure with thermostatic shower. Tiled walls and floor. Chrome heated towel radiator. Recess spotlighting. Upvc double glazed window.



Outside

The property stands in established gardens to both the front and rear. Paved parking to the front provides off road parking for two cars. The rear garden includes a paved patio area, further decked patio, summer house, useful store, and an additional courtyard-style garden area.

Council Tax

Sefton Band B

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>





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.