



**105 Old Park Lane
Southport, PR9 7BU £225,000
'Subject to Contract'**

This deceptively spacious three-bedroom semi-detached family home occupies a generous and established plot. Ideally positioned within easy reach of Churchtown Village, Bispham Road shops and amenities, and convenient commuter links via the Manchester Piccadilly line. The well-planned accommodation offers two reception rooms, a modern high-gloss breakfast kitchen, and a ground floor wet room with WC. Upstairs are three double bedrooms and a stylish modern family bathroom. Externally, the gardens are well established, and there's ample off-road parking to the front for numerous vehicles. Early viewing is strongly advised.

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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 Entrance Vestibule

Upvc double glazed outer door, woodgrain laminate style flooring and Upvc double glazed inner door with arched inserts over leading to...

Entrance Hall

Stairs to first floor and door leads to...

Lounge - 3.33m x 3.45m (10'11" x 11'4" into recess)

Upvc double glazed window. Cast iron and tiled fireplace with ornate wooden fire surround and mantelpiece. Wall light point and picture rail.

Dining Room - 3.38m x 3.63m (11'1" x 11'11" into recess)

Upvc double glazed door leads to rear of property. Woodgrain laminate style flooring continues. Living flame gas fire with marble interior and hearth and wooden fire surround to chimney breast. Picture rail, coving and ceiling rose. Doorway leads to...

Breakfast Kitchen - 5.08m x 2.24m (16'8" x 7'4" overall measurements)

Upvc double glazed windows overlook rear of property, ceramic floor tiling and useful storage cupboard accessed via understairs. Main kitchen arranged in a modern white gloss style with a number of built-in base units including cupboards and drawers, wall cupboards and working surfaces incorporating breakfast bar and one-and-a-half bowl sink unit with mixer tap and drainer. Appliances include four-ring gas-on-glass hob with glazed splashback and canopy-style extractor hood above. Electric oven and part wall tiling. Archway provides open-plan access leading to...

Inner Hall

Upvc double glazed door leads to rear of property and recess for freestanding fridge freezer. Ceramic floor tiling continues with inner door leading to...

Ground Floor Wet Room/WC - 1.7m x 2.31m (5'7" x 7'7")

Opaque Upvc double glazed window with low-level WC, wash hand basin with mixer tap and wet area with plumbed-in overhead shower unit and wall grip. Tiled walls and flooring.

First Floor

Split-level landing access with woodgrain laminate style flooring. Loft access via drop-down ladder for storage.

Bedroom 1 - 3.3m x 4.52m (10'10" x 14'10" into recess)

Upvc double glazed window. Laminate style flooring.

Bedroom 2 - 3.35m x 2.95m (11'0" x 9'8" into recess)

Upvc double glazed window overlooks rear of property. Woodgrain laminate style flooring.

Bedroom 3 - 2.49m x 2.36m (8'2" x 7'9" overall measurements)

Upvc double glazed windows to both side and overlooking rear of property. Shelving inset to recess and woodgrain laminate style flooring.

Bathroom/WC - 1.27m x 2.49m (4'2" x 8'2")

Opaque Upvc double glazed window to side. Three-piece modern white suite comprising low-level WC, vanity wash hand basin with mixer tap and panelled bath with mixer tap, plumbed-in overhead shower and separate handheld shower attachment. Tiled walls and flooring with ladder-style chrome heated towel rail.

Outside

Hard-surface driveway to front provides off-road parking for numerous vehicles. The enclosed rear garden is generous in size with extensive grounds ranging from flagged patio with raised borders to lawned garden. Adjoining store with electric light and power and garden pergola. The rear of the property is not directly overlooked and provides an ideal outdoor space for families.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

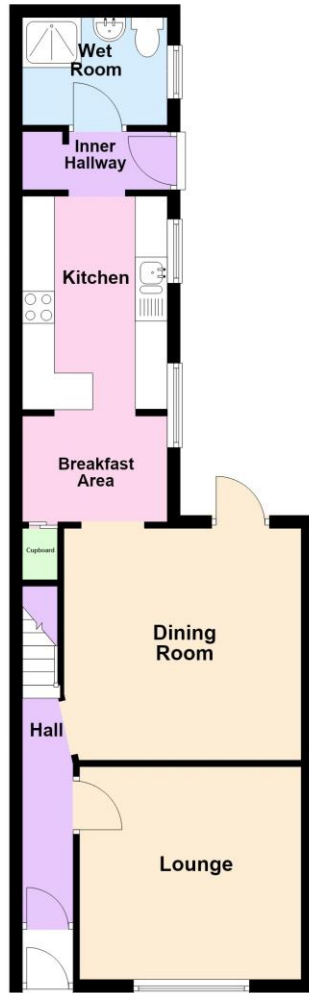
Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor

Approx. 48.7 sq. metres (524.1 sq. feet)

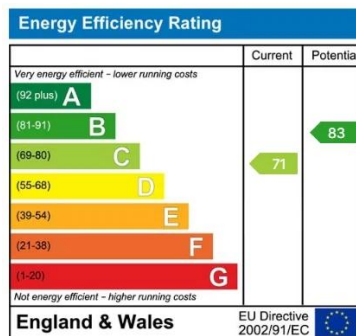


First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 90.9 sq. metres (978.4 sq. feet)



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.