



**76 Poulton Road
Southport, PR9 7BW
£165,000**

'Subject to Contract'

This larger-than-average, deceptively spacious semi-detached family home offers an exciting blank canvas for modernization. With no chain delay and vacant possession, the property boasts two reception rooms, a kitchen leading to a ground-floor modern bathroom, and a fixed staircase to the first floor, where two bedrooms and an additional bathroom await. Outside, well-established gardens provide generous, low-maintenance space and off-road parking, all without being directly overlooked. Situated on Poulton Road, this location is ideal for access to nearby schools, amenities, train links to Manchester Piccadilly, and the vibrant hubs of Churchtown and Southport Town Centre, with shops, schools, restaurants, and bars.

Entrance Hall

Entrance door with glazed and leaded light insert to entrance hall, glazed leaded light insert over. Panelling to stud wall and glazed sliding space-saving door leads to...

Lounge - 3.73m x 3.45m (12'3" x 11'4" into recess)

Glazed leaded light window to front, tiled fire surround and hearth to chimney breast, and glazed inner door leads to...

Dining Room - 3.07m x 4.09m (10'1" x 13'5" into recess)

Upvc double-glazed window overlooks rear of property, and gas fire to chimney breast. Cupboard leads via under stairs with opaque Upvc double-glazed side window and housing gas meter. Separate door leads to concealed staircase giving access to first floor with handrail.

Kitchen - 3.56m x 2.29m (11'8" x 7'6")

Upvc double-glazed window and glazed door leads to rear. Base units include cupboards and drawers with wall cupboards and working surfaces, single bowl sink unit with drainer, part-wall tiling and tiled flooring, space available for cooker, and recessed spotlighting. Inner door leads to...

Ground Floor Shower Room/WC - 1.57m x 1.96m (5'2" x 6'5")

Opaque Upvc double-glazed window with three-piece modern white suite comprising low-level WC, pedestal wash hand basin with mixer tap, and corner step-in shower enclosure with curved shower door, wall grip, retractable shower seat, and plumbed-in shower. Ladder-style chrome heated towel rail, with tiled walls and flooring, recessed spotlighting, and extractor.

Landing

Opaque Upvc double-glazed side window with loft access.

Bedroom 1 - 3.02m x 4.01m (9'11" x 13'2" overall measurements into recess)

Upvc double-glazed window overlooks rear, and cupboard houses "Main" combination-style central heating boiler system.

Bedroom 2 - 3.84m x 2.79m (12'7" x 9'2" into recess)

Glazed and leaded light window overlooking front of property.

Bathroom/WC - 2.36m x 2.01m (7'9" x 6'7")

Glazed stained and leaded light window, built-in cupboard to one wall, panel bath, pedestal wash hand basin, and low-level WC.

Outside

Extensive mature plot with flagged driveway access to front, raised borders, plants, shrubs, and off-road parking. Side access continues via secure entry gate to enclosed patio and lawn, generous in size, not directly overlooked, and including timber garden shed.

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.

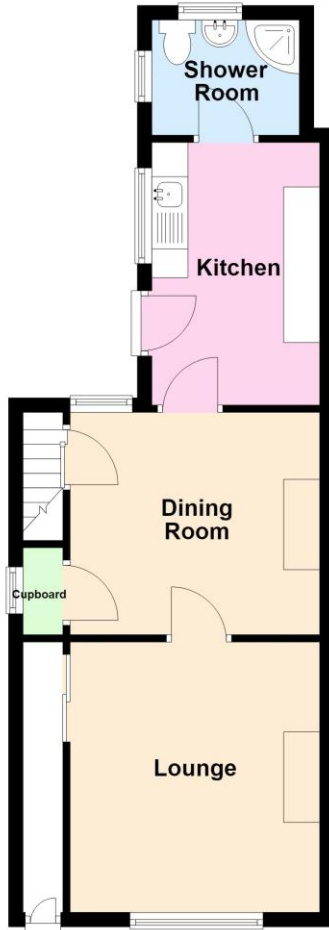
Tenure

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.



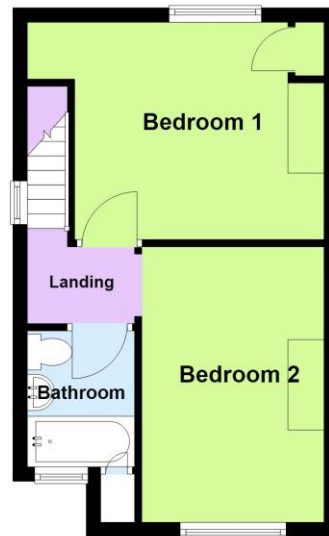
Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 68.1 sq. metres (733.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	57	
(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.