



50, Gosforth Road, Southport, PR9 7HA
£300,000 Subject to Contract

Situated in a popular and established residential area, this Edwardian semi-detached house on Gosforth Road has been tastefully decorated and modernised throughout, offering a comfortable and stylish living environment. With its convenient location, close to local schools and the charm of Churchtown Village, this home is an exceptional opportunity for those seeking a blend of classic character and contemporary living. The centrally heated and double glazed accommodation briefly includes; Entrance Hall, WC, Lounge, a fully fitted Dining Kitchen, on the first floor there are three bedrooms and a shower room. Established gardens adjoin the property with off road parking at the front.

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 Hall

Composite outer door with double glazed fanlight, turned staircase to the first floor.

WC - 1.5m x 0.89m (4'11" x 2'11")

Wash hand basin with cupboard below, low level wc. Chrome towel rail/radiator, part tiled walls. Recessed spotlighting, upvc double glazed window.

lounge - 4.14m x 3.53m (13'7" x 11'7") into bay and recess

Upvc double glazed bay window, living flame, coal effect gas fire set in an attractive timber and marble surround.

Dining Kitchen - 5.99m x 3.35m (19'8" x 11'0")

Inset, white 'Belfast' sink unit with mixer tap, a range of granite working surfaces incorporating a single drainer. Base units with cupboards and drawers, wall cupboards, tall pull out larder cupboard. A range of integrated appliances include; a four ring induction hob, with a chimney style extractor above, split level, fan assisted oven/grill, microwave, fridge, dishwasher and washer/dryer. under unit lighting and kick space lighting, recessed spotlighting. Upvc double glazed windows and door to then rear garden.

Utility

Upvc double glazed windows, fitted units and built-in freezer. Utility also arranged as useful home office space.

First Floor Landing

Upvc double glazed window.

Bedroom 1 - 3.35m x 4.06m (11'0" x 13'4") to the front of the wardrobes.

Extensively fitted with a range of wardrobes to one wall, dressing table and drawers, bedside units and headboard. Upvc double glazed window.

Bedroom 2 - 4.14m x 3.48m (13'7" x 11'5") into bay

Attractive period fire surround. Upvc double glazed bay window.

Bedroom 3 - 2.64m x 3.35m (8'8" x 11'0") overall measurements

Extensively fitted with built in wardrobes, one having a concealed dressing table, drawers and illuminated vanity mirror, the other housing the Intergas central heating boiler.

Shower Room - 2.51m x 2.39m (8'3" x 7'10")

Large double walk in shower enclosure with thermostatic hand held and rain head showers, vanity wash hand basin with cupboards below, low level wc. Chrome towel rail/radiator. Tiled walls, Close boarded ceiling and recessed spotlighting.

Outside

Lovely gardens to the front and rear. The front garden has off road parking for two cars, a loose stone display area and ornamental tree.. The attractive, enclosed rear garden has a patio area, shaped lawn, borders stocked with plants and shrubs. Integral store, further storage area and tap.

Tenure

Leasehold for 999 years 1 November 1960, ground rent £4.12 per year.

Council Tax

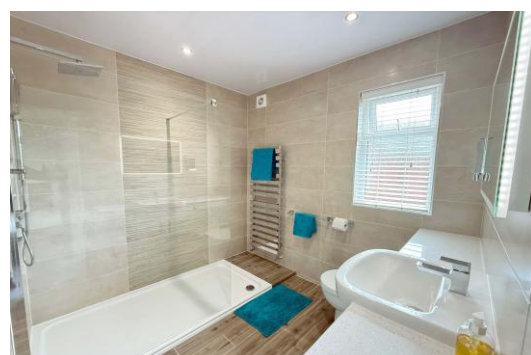
Sefton Band C.

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>



Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 102.3 sq. metres (1100.8 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.