# Sidney Road, Southport, PR9 7EX

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The Property Ombudsman

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Grosvenor Waterford and Albany Properties are delighted to offer for Sale this two bedroom semi-detached home close to Meols Cop train station and Churchtown village. The spacious accommodation briefly comprises; entrance porch, lounge, dining room and kitchen. To the first floor there are two double bedrooms and family bathroom. Outside there is a large south facing rear garden and walled front with off road parking and a shared driveway down the side of the property that leads to a detached garage. The property benefits from gas central heating and majority uPVC double glazing and is being sold with no ongoing chain.

# Offers over £160,000

## Entrance Porch
front door and glazed window

## Lounge 16'10" x 15'4" (5.14m x 4.69m)
glazed window to front aspect, gas fire in feature surround, three radiators, laminate flooring, stairs to first floor

## Dining Room 9'1" x 12'3" (2.78m x 3.74m)
glazed french doors to rear garden, radiator, laminate flooring

## Kitchen 8'11" x 7'11" (2.72m x 2.42m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge freezer, tiled walls, inset ceiling spotlights, uPVC double glazed window to rear aspect

## First Floor

## Landing
glazed window to side aspect, access to loft space

## Bedroom 1 10'6" x 15'4" (3.21m x 4.69m)
two uPVC double glazed windows to front aspect, radiator

## Bedroom 2 12'3" x 9'7" (3.74m x 2.93)
uPVC double glazed window to rear aspect, radiator

## Bathroom 8'10" x 7'11" (2.70m x 2.42m)
white suite comprising, corner bath with shower mixer tap, low level w.c. and wash hand basin in vanity cabinet, radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

## Outside

## South Facing Rear Garden

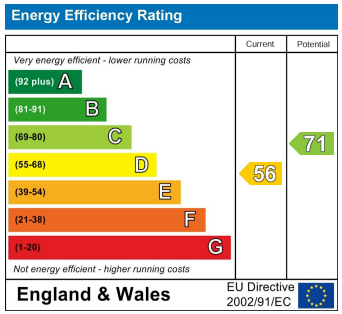
very large rear garden laid mainly to lawn with patio and gated access to shared driveway

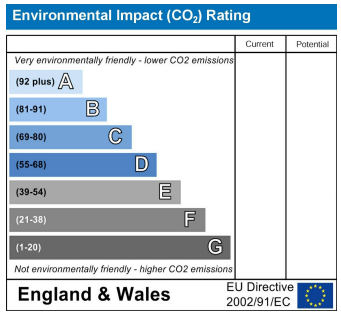
## Front Garden
walled front with open access to paved drive and further shared driveway leading down side of the property to a detached garage

## Detached Garage
up and over door, glazed windows to side and rear aspects, door to rear garden

## Additional Information
Tenure : Freehold
Council Tax Band : B
Local Authority : Sefton

## Agents Note
Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.
We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.




- 2 Bedroom Semi Detached
- South Facing Rear Garden
- Off Road Parking and Detached Garage
- EPC Rating D
- Gas Central Heating
- No Chain
- Majority uPVC Double Glazing