Chris Tinsley

11 Newby Close, Ainsdale, Southport, PR8 3TW
£250,000
Subject to Contract

A semi-detached true bungalow, ideally situated in a popular cul-de-sac, offering convenient access to local shops, restaurants, bars, and the railway station on the Southport to Liverpool Line. Presented with no onward chain, this property provides a wonderful opportunity for comfortable living with established gardens, off-road parking, and a garage. Centrally heated and double glazed, the accommodation includes; Hall, lounge, kitchen, three bedrooms (one in use as a dining room), and a shower room.

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

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

Entrance Hall
UPVC outer door with double glazed, stained glass and leaded insert. Woodgrain laminate flooring. Useful utility cupboard.

Lounge - 5.69m x 3.91m (18'8" x 12'10" overall measurements)
UPVC double glazed window to front. Electric coal effect fire and attractive surround incorporating mantle and marble effect interior and hearth. Wall light points.

Dining Kitchen - 4.7m x 2.62m (15'5" x 8'7" reducing to 6')
UPVC double glazed windows to front and side. Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards and working surfaces. Integrated fridge freezer, recess for cooker with cooker hood above. Plumbing for washing machine.

Open plan to.....

Bedroom 3/Dining Room - 2.64m x 2.39m (8'8" x 7'10")
UPVC double glazed window.

Inner Hall
Laminate flooring, deep storage cupboard.

Bedroom 1 - 4.37m x 3m (14'4" x 9'10")
UPVC double glazed window, recessed double door wardrobe.

Bedroom 2/Sitting Room - 2.69m x 3.63m (8'10" x 11'11")
Woodgrain laminate style flooring, UPVC double glazed patio door with side screen to the rear garden.

Shower Room - 2.67m x 1.45m (8'9" x 4'9")
Large shower enclosure with Triton electric shower, vanity wash hand basin with cupboards below, low level WC, tiled walls, UPVC double glazed window.

Outside
Established gardens to both the front and rear, off road car parking to the side leading to further car parking and a garage to the rear. The rear garden is not directly overlooked and stocked with plants and shrubs.

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.

Ground Floor

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