



**240 Liverpool Road
Southport, PR8 4PD £260,000
'Subject to Contract'**

This much sought-after modern three-bedroom semi-detached family home, built by award-winning 'Kingswood Homes', sits proudly on Liverpool Road. Ideally located, it's close to well-regarded primary and secondary schools, Birkdale Village's shops and restaurants, and within reach of Liverpool's commuter line and renowned golf courses. Thoughtfully laid out, the property features an entrance hall with WC, a stylish front-facing breakfast kitchen, and a spacious rear lounge, enhanced by bifold doors with remote blinds, opening onto a private landscaped garden with patio, lawn, and ambient lighting. Upstairs, three double bedrooms await, including a master with en-suite, plus a family bathroom. The double driveway offers ample parking. This is a home that truly ticks all the boxes.

Entrance Hall

Composite entrance door to hall with opaque double glazed inserts. Tiled flooring, stairs to the first floor with hand rail, spindles and newel post. Cupboard to under stairs. Door leads to WC.

WC - 2.01m x 0.99m (6'7" x 3'3")

Comprising of low level WC, pedestal wash hand basin with mixer tap and tiled splash back. Tiled flooring, recess spot lighting and extractor.

Breakfast Kitchen - 5.11m x 2.92m (16'9" x 9'7")

Upvc double glazed window to the front elevation. The property features a modern white high-gloss fitted kitchen comprising a range of base units with cupboards and drawers, complemented by matching wall-mounted cabinets, one of which houses the 'ideal' combination central heating boiler. Integrated appliances include a fridge and freezer, electric oven with four-burner gas hob and canopy-style extractor above, along with a dishwasher and washing machine. The kitchen is further enhanced by partial wall tiling, tiled flooring, and recessed spotlighting.

Rear Lounge - 4.09m x 4.93m (13'5" into recess x 16'2")

Aluminum double glazed bi-folding doors, featuring remote-controlled integral pellini blinds, open out onto the rear garden, creating an ideal space for seamless indoor-outdoor living and entertaining., open out onto the rear garden, creating an ideal space for seamless indoor-outdoor living and entertaining.

Landing

Built-in storage cupboard and separate loft access for additional storage.

Master Bedroom - 4.01m x 2.92m (13'2" to rear of wardrobes x 9'7")

Upvc double glazed window. Fitted wardrobes with vanity mirrored frontage. Door leads to....

En-Suite Shower Room - 2.36m x 1.91m (7'9" into recess x 6'3")

Opaque Upvc double glazed window. Fitted with a three-piece white suite comprising a low-level WC and pedestal wash hand basin with mixer tap and tiled splashback, with a wall-mounted vanity mirror above. Additional features include a ladder-style chrome heated towel rail and a step-in shower enclosure with glazed door, part-tiled walls, and a Triton electric shower unit.

Bedroom 2 - 3.02m x 2.97m (9'11" x 9'9")

Upvc double glazed window.

Bedroom 3 - 3.05m x 1.85m (10'0" x 6'1")

Upvc double glazed window.

Family Bathroom/WC - 1.88m x 2.26m (6'2" x 7'5")

Opaque Upvc double glazed window. Appointed with a modern three-piece white suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a panelled bath with glazed shower screen, mixer tap, and plumbed-in shower. Finished with tiled walls and flooring, a ladder-style chrome heated towel rail, recessed spotlighting, and an extractor fan.

Outside

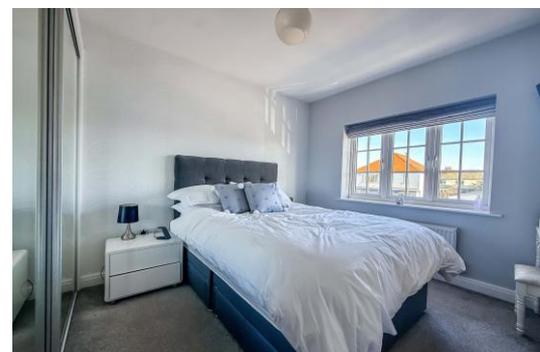
A double-width driveway to the front provides convenient off-road parking for two vehicles. Secure side access leads to the landscaped rear garden, which has been designed for ease of maintenance and features a ceramic tiled patio and lawned area. The garden is enclosed by timber fencing and further benefits from external power and lighting, well-stocked borders with plants and shrubs, and a timber garden shed.

Council Tax

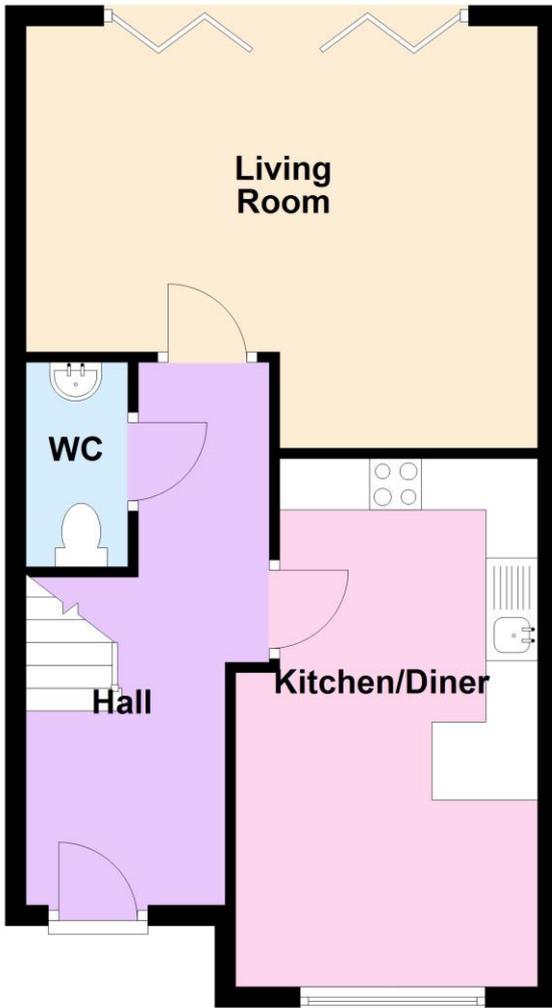
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

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



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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.