28 Laurel Grove
Southport, PR8 6BE, £222,500
'Subject to Contract'

Tucked away on one of Southport's popular groves, this charming three-bedroom semi-detached family home offers a wonderful blend of character and convenience. Inside, the layout includes two inviting reception rooms, perfect for both relaxing and entertaining, along with a bright, breakfast kitchen. Upstairs, you'll find a large modern bathroom fitted with a stylish four-piece suite. Outside, you have enclosed gardens and a patio area with space for outdoor dining and play, plus the added benefit of off-road parking. Commuters will appreciate easy access to nearby transport links, including Manchester Piccadilly, while Southport town centre is close at hand. Early viewing is strongly recommended to appreciate all that this home has to offer.

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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

Open Entrance Vestibule
Tiled flooring and glazed inner door leading to…

Entrance Hall
Wood grain laminate-style flooring and staircase to the first floor with handrail and newel post. Door leading to…

Lounge - 4.47m x 3.66m (14'8" into bay x 12'0" into recess)
Upvc double-glazed bay window. Fireplace with marble interior and hearth, wooden fire surround and mantelpiece. Wood grain laminate-style flooring, dado rail, picture rail and coving.

Dining Room - 3.58m x 3.89m (11'9" x 12'9" into recess)
Glazed window to rear, wood grain laminate-style flooring and fire surround. Inner door leading to…

Breakfast Kitchen - 5.18m x 2.97m (17'0" x 9'9" overall, excluding entrance recess)
Upvc double-glazed double doors opening onto the enclosed rear patio and garden, with double-glazed windows to the side. A range of white gloss base cupboards and drawers, wall cupboards and work surfaces. Electric oven, five-burner gas hob with extractor over, plumbing for a dishwasher and washing machine, and space for a freestanding fridge freezer. Tiled flooring and part wall tiling. Useful cupboard with access to understairs storage.

First Floor Landing
Split-level landing with skylight and half landing. Door leading to…

Family Bathroom/WC - 2.77m x 3m (9'1" x 9'10")
Opaque Upvc double-glazed window. Modern four-piece white suite comprising a low-level WC, pedestal wash hand basin with mixer tap, corner step-in shower enclosure with body jets and plumbed-in shower, and freestanding panelled bath with mixer tap and handheld shower attachment. Tiled flooring and part wall tiling.

Bedroom 1 - 3.66m x 3.17m (12'0" x 10'5" into recess)
Upvc double-glazed window and stripped wooden flooring.

Bedroom 2 - 3.58m x 3m (11'9" x 9'10" into recess)
Upvc double-glazed window.

Bedroom3 - 3.66m x 1.65m (12'0" into door recess x 5'5")
Upvc double-glazed window.

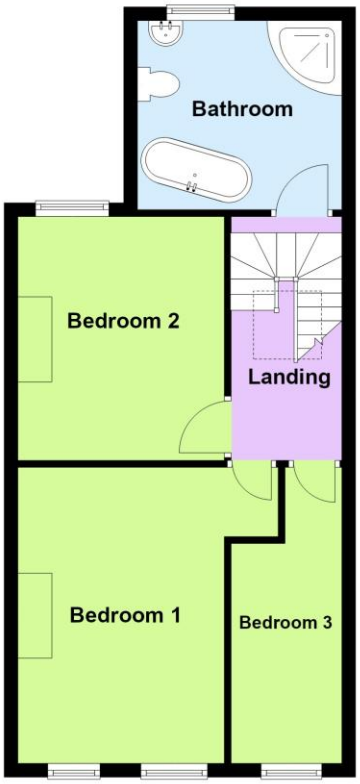
Outside
Flagged driveway to the front providing off-road parking. To the rear, an enclosed courtyard garden with well-screened borders, leading to a lawn with established plants, shrubs and trees. The rear garden is not directly overlooked.

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. 54.7 sq. metres (589.1 sq. feet)

First Floor
Approx. 46.9 sq. metres (504.4 sq. feet)



Total area: approx. 101.6 sq. metres (1093.5 sq. feet)

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