



**18 Beach Priory Gardens, Southport,
PR8 1RT**

Offers Over £375,000

Subject to Contract

An early viewing is recommended to appreciate the extent of the accommodation offered by this substantial semi detached family house, installed with gas central heating and part double glazing the property provides accommodation which briefly includes, vestibule, entrance hall with cloak room, front lounge, rear lounge or dining room, dining kitchen, on the first floor there four bedrooms and bathroom and WC and a fifth bedroom is location on the second floor. The property stands in established gardens, there is off road car parking a substantial garage and adjoining summerhouse. The property is situated in a cul-de-sac off Beach Priory Gardens very conveniently located for the nearby facilities of Rotten Row, Lord Street and Southport Town Centre. **NO CHAIN DELAY.**

Enclosed Vestibule

Upvc outer door with double glazed and leaded stained glass insert. Upvc double glazed side windows. Tiled floor. Inner door leading to...

Entrance Hall

Spacious entrance hall with space panelled walls and plate rail, stairs to the first floor.

WC - 1.22m x 1.75m (4'0" x 5'9")

Low level WC, wash hand basin with cupboard below.

Front Lounge - 4.7m x 3.96m (15'5" into bay x 13'0")

Plate rail, fire surround, wall light points.

Rear Lounge/ Dining Room - 5.99m x 3.58m (19'8" into bay x 11'9")

Electric coal effect fire, timber and tile surround and hearth. Wall light points, plate rail.

Dining Kitchen - 5m x 3.05m (16'5" x 10'0")

Side door and window and double doors to the rear garden. Inset single drainer one and half bowl stainless steel sink unit, an extensive range of built in base units with cupboards and drawers, wall cupboards, corner display units, working surfaces. Dresser unit with glazed display cupboards, plate rack and spice drawers. Four ring gas hob with cooker hood above and split level oven and grill, plumbing for washing machine, wall mounted 'Vaillant' gas central heating boiler.

First Floor Landing

Bedroom 1 - 5.03m x 3.63m (16'6" x 11'11")

Extensively fitted with built in wardrobes, dressing table and drawers, vanity sink unit with cupboards and drawers.

Bedroom 2 - 4.57m x 3.96m (15'0" into bay x 13'0")

Leaded double glazed windows.

Bedroom 3 - 4.29m x 2.72m (14'1" x 8'11")

Leaded double glazed windows.

Bedroom 4 - 2.77m x 3.38m (9'1" x 11'1" overall including bay)

Built in linen cupboard.

Bathroom - 1.85m x 2.51m (6'1" x 8'3")

Coloured suite including twin grip panelled bath with thermostatic shower above, pedestal wash hand basin, low level WC, bidet. Tiled walls, spotlighting, extractor.

Second Floor

Bedroom 5 - 3.02m x 3.86m (9'11" x 12'8")

Pedestal wash hand basin.

Outside

Established gardens adjoin the property to the front and rear. The front garden is provided with fixed flower beds and paved parking, driveway at the side leads to a brick built garage with double outer doors and measures 18'9" x 9'1" internally with electric light and power supply. The rear garden has a paved patio, lawn and borders, Upvc double glazed summerhouse measuring 7'4" x 11'5" with access to WC and further store room.

Council Tax

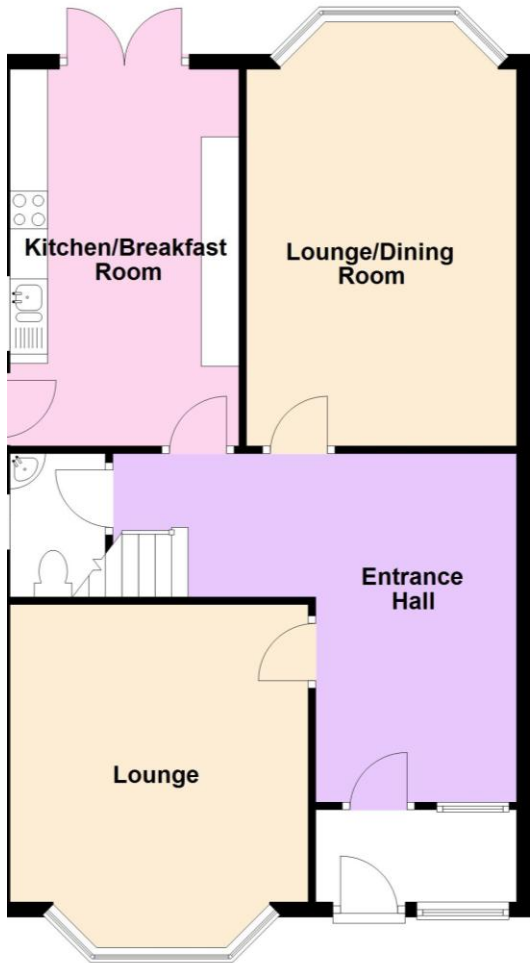
Sefton MBC band E.

Tenure

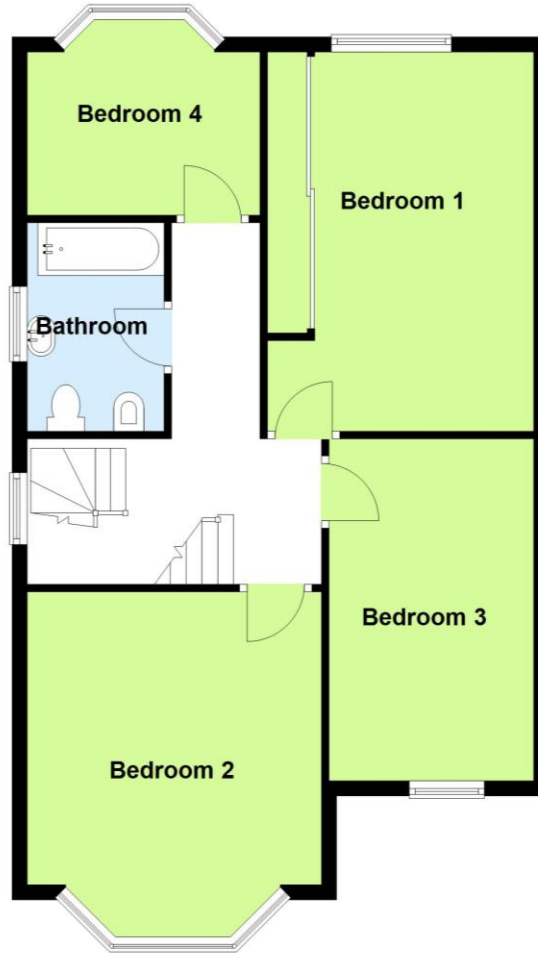
Freehold.



Ground Floor



First Floor



Second Floor



	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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