



**54 Sidney Road
Southport, PR9 7EX £240,000
'Subject to Contract'**

This unique, extended two-bedroom semi-detached family home is truly one-of-a-kind, generously sized, impeccably presented, and meticulously maintained throughout. Recently modernized to exacting standards, the home boasts newly installed double glazing, a full rewire with added sockets, complete replumbing, new central heating, and upgraded insulation. Upon entry, a hallway leads to a spacious dining room, open-plan to a fabulous rear kitchen, perfect for entertaining and providing direct garden access. Glazed doors connect the dining area to a front lounge, creating a versatile reception space. Upstairs, two double bedrooms and a large family bathroom await. The outside is equally impressive, with off-road parking at the front, surrounded by ornamental borders. The rear garden offers a secluded, generous space, featuring a Japanese garden, a Marrakesh-inspired seating area, a vegetable allotment, and a utility with an adjoining garden room, ideal for a home office or leisure. Additional highlights include an external WC, a partially enclosed raised deck with lighting and power points, and a manicured lawn. Situated near popular schools, amenities, Southport-Manchester commuter links, Churchtown Village, and Southport town centre, this property offers convenience as well as charm.

Entrance Porch

Upvc double double doors lead to front porch. Upvc double glazed window. Tiled flooring and partial wall tiling. Glazed and leaded inner door leads to.

Entrance Hall

Stripped wooden flooring. Dado rail, ceiling rose. Stairs to the first floor with handrail and newel post. Glazed door leading to.....

Dining Room - 3.84m x 3.76m (12'7" x 12'4")

Stripped wooden flooring continues. Glazed double door lead to front lounge, two archways open to kitchen at the rear, perfect for entertaining.

Lounge - 4.29m x 3.58m (14'1" into bay x 11'9" into recess)

Upvc double glazed bay window to front. Cast iron fire face of tiled hearth, shelving to recess. Stripped wooden flooring, picture rail, coving and ceiling rose.

Kitchen - 2.9m x 4.7m (9'6" x 15'5" overall measurements)

The kitchen features Upvc double-glazed double patio doors opening to the rear garden, complemented by a Upvc double-glazed window. The partially vaulted ceiling, with a 'Velux' skylight, floods the space with natural light, enhancing the rear entertaining area. Recessed spotlights add modern illumination. The kitchen is styled with attractive shaker-style cabinetry: built-in base units, cupboards, drawers, wall cupboards, and a dresser. A central island unit includes an inset carousel cupboard. There is space for a range oven beneath a funnel-style extractor, space for a freestanding fridge/freezer, and partial wall tiling. Understairs access leads to a pantry cupboard that houses the electrical consumer unit and a uPVC side window. A cleverly concealed inset spice cabinet completes this thoughtfully designed kitchen.

Split Level Landing

Opaque Upvc double glazed window to side, loft access and ceiling rose. Half landing leads to the family bathroom/WC

Bedroom 1 - 4.7m x 3.2m (15'5" x 10'6")

Two Upvc double glazed windows.

Bedroom 2 - 3.76m x 3m (12'4" x 9'10")

Upvc double glazed window to rear. Ornate fire surround over hearth. Ceiling rose.

Family Bathroom/WC - 2.64m x 2.44m (8'8" x 8'0")

The bathroom is brightened by an opaque Upvc double-glazed window that maximizes natural light. It boasts a modern four-piece white suite, including a low-level WC, a corner step-in shower enclosure fitted with a "Mira" electric shower unit, and a retractable shower seat. A pedestal wash hand basin complements the elegant slipper-style claw and ball foot bath. The walls are partially clad with midway panelling, while a ladder-style chrome heated towel rail adds warmth. The floor is finished in tile-effect vinyl, and recessed spotlights ensure a sleek, well-lit space.

Outside

The property is approached via a flagged driveway offering off-road parking, bordered by ornamental beds filled with a variety of plants, shrubs, and trees. Shared side access with a timber store leads through a brick wall and secure gated entry to the rear. The rear garden is an undoubted highlight, featuring an Indian stone walled patio with external lighting, perfect for relaxation and seclusion. Adjacent is a brick-built utility room (5'5" x 7'11"), equipped with shaker-style base units, worktops, wall cupboards, electric lighting, power, plumbing for a washer and dryer, a single-bowl sink, and recessed spotlights. Further along, the garden room (11'9" x 4'8") offers exposed brick walls, a ceiling fan, lighting, and double-glazed doors with blinds, ideal for leisure or a home office. It also provides access to an external WC (5'3" x 3'3") with an opaque window, low-level WC, wash basin, panelling, and spotlights. Beyond, a raised decked terrace under a pergola, complete with power points, steps down to a manicured lawn, a Japanese garden feature, and a Marrakesh riad seating area. The rooftops of the outbuildings are cleverly utilized with an allotment garden for growing vegetables, and to the rear is an additional paved patio and allotment area with a greenhouse and external lighting.

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



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(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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