



19 Derwent Avenue, Southport, PR9 7PX

£345,000

Subject to Contract

An early inspection is advised for this charming, pre-war, semi-detached family house located on Derwent Avenue, just moments from Churchtown Village. Offering two reception rooms and three comfortable bedrooms, this home benefits from a desirable south-westerly facing rear garden, off-street parking, and a single garage. Its sought-after location is convenient for local amenities and popular schools, making it an ideal choice.

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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

Enclosed Vestibule

Double outer storm doors. Inner door with oval leaded glazed insert and matching side window.

Entrance Hall

Leaded window. Panelled staircase to the first floor. Wood grain LVT flooring. Useful understairs cupboard.

Lounge - 6.1m x 3.76m (20'0" into bay x 12'4")

Upvc double glazed bay window. Leaded 'French' door with matching side windows leading to the rear garden. Living flame coal effect gas fire with tiled and mahogany surround.

Morning Room - 2.87m x 3.61m (9'5" extending to 11'0" into side bay x 11'10")

Double glazed leaded side bay window. Open coal fire with tiled surround (please note that the chimney stack has been removed and the roof has been slated over)

Kitchen - 4.19m x 2.84m (13'9" x 9'4")

Single drainer 1½ bowl stainless steel sink unit. Range of base units with cupboards and drawers, wall cupboards, glazed china cupboards and corner display units. Working surfaces. Recess for range cooker with wide cooker hood above. Integrated dishwasher and housing for fridge freezer. Plumbing for washing machine. Ideal Mexico gas central heating boiler. Upvc double glazed window and side door leading to the rear garden.

First Floor Landing

Upvc double glazed leaded window.

Bedroom 1 - 4.37m x 3.76m (14'4" into bay x 12'4" into recess)

Upvc double glazed leaded bay window.

Bedroom 2 - 3.61m x 2.84m (11'10" x 9'4" overall)

Upvc double glazed leaded window. Built-in cupboards.

Bedroom 3 - 2.79m x 3.78m (9'2" x 12'5")

Upvc double glazed leaded window.

Bathroom - 3.12m x 2.44m (10'3" x 8'0" inc bay)

Upvc double glazed bay window. Sink unit, pedestal wash hand basin, low level WC, panel bath and step-in shower enclosure with Mira shower. Part tiled walls.

Outside

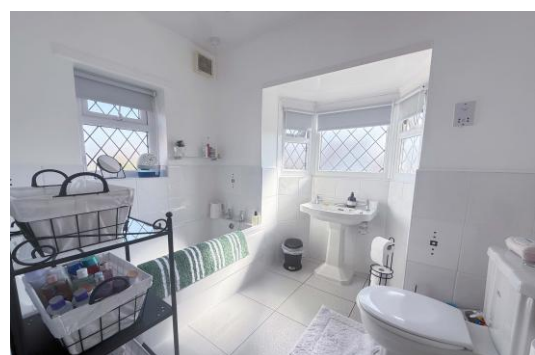
Attractive gardens adjoin the property to the front and rear. The driveway at the side provides a narrow access to a garage. The rear garden enjoys a crazy paved patio, lawn, established shrubs and a south-facing aspect.

Council Tax

Sefton Band D.

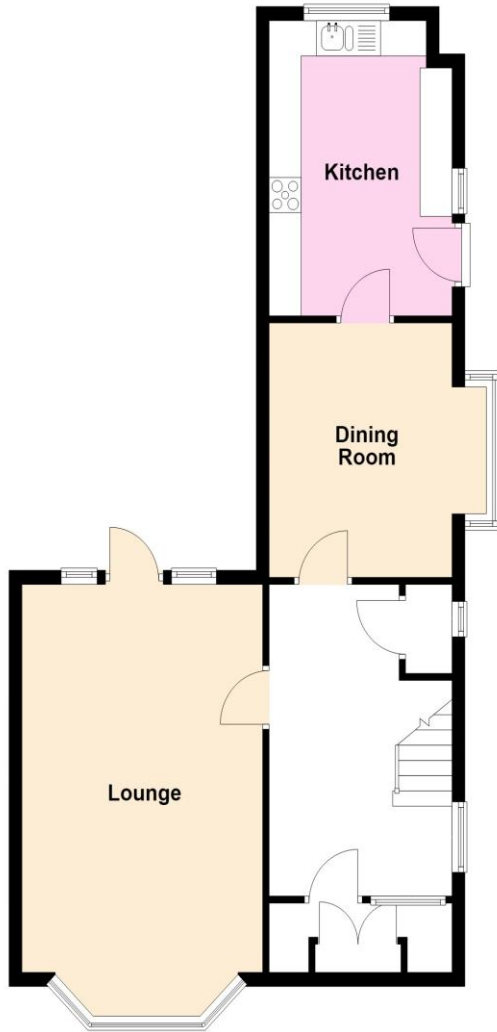
Tenure

Freehold.



Ground Floor

Approx. 60.5 sq. metres (651.6 sq. feet)

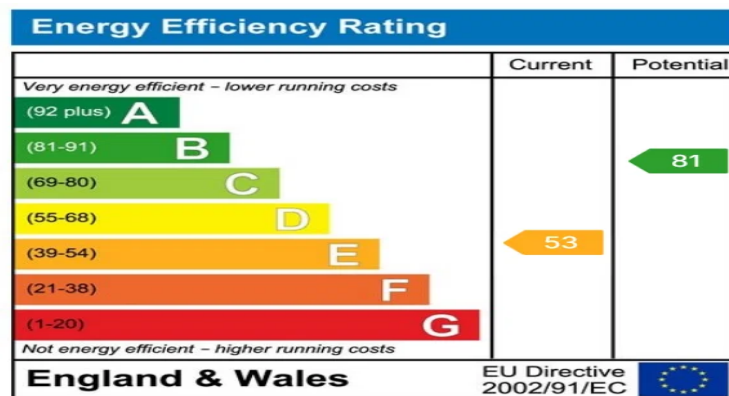


First Floor

Approx. 52.4 sq. metres (563.5 sq. feet)



Total area: approx. 112.9 sq. metres (1215.1 sq. feet)



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.