



**48 Ashton Road
Hillside, PR8 4QF £340,000
'Subject to Contract'**

This deceptively spacious and beautifully presented semi-detached family home is located on one of Hillside's most sought-after roads. With convenient access to the Manchester-Liverpool train line, championship golf courses, vibrant bars and restaurants, and highly rated schools, this property offers both lifestyle and convenience. Internally, the home features a front reception room, a rear reception room that opens into a modern breakfast kitchen with vaulted ceiling and Velux window, and a dining conservatory with underfloor heating, overlooking the private garden. Upstairs, there are three bedrooms and a family bathroom, with a fixed staircase leading to a loft room, ideal for flexible use or further extension (subject to consents). Outside, the well-established plot includes off-road parking, an adjoining carport, and a mature rear garden that offers excellent privacy.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

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 Entrance Vestibule

Accessed via Upvc double-glazed outer double doors, the welcoming vestibule features tasteful tiled flooring and an inner door adorned with a glazed, stained, and leaded light insert, leading seamlessly to...

Entrance Hall

The entrance hall is enhanced by a matching stained and leaded side window, complemented by elegant woodgrain laminate flooring and a picture rail. A staircase with handrail, spindles, and newel post ascends to the first floor, while a useful under-stairs cupboard houses the wall-mounted combination boiler, electrical consumer unit, and meters.

Front Lounge - 4.24m x 4.27m (13'11" into bay x 14'0" into recess)

The elegant front lounge showcases a Upvc double-glazed box bay window, a charming living flame gas stove set within a partially exposed brick chimney breast, along with a picture rail, coving, ceiling rose, fitted unit, and partial wall panelling.

Breakfast Kitchen - 2.16m x 3.56m (7'1" x 11'8")

Overlooking the rear garden, this contemporary kitchen boasts sleek white gloss units, a breakfast bar, and a one-and-a-half bowl sink with a mixer tap. Integrated appliances include a fridge-freezer, oven, four-ring gas hob with extractor, slimline dishwasher, and plumbing for a washing machine. With partial vaulted ceiling, Velux skylight, and LVT-tiled flooring, the kitchen is bathed in natural light, making it a delightful space to cook and entertain.

Dining Conservatory - 3.43m x 3.35m (11'3" x 11'0")

The centrally heated conservatory, with woodgrain laminate flooring and underfloor heating, opens via double French doors to the rear garden. It creates a perfect dining space that blends indoor comfort with an outdoor feel.

Landing

A generous first-floor landing with a glazed, stained, and leaded window to the side. Inner hall access leads to a fixed staircase up to the loft room, and a separate door leads to Bedroom 3.

Bedroom 1 - 4.29m x 3.2m (14'1" into bay x 10'6" to rear of wardrobes)

A Upvc double-glazed box bay window to the front, with fitted wardrobes offering hanging space and shelving.

Bedroom 2 - 2.46m x 2.46m (8'1" x 8'1")

Bright and airy with a Upvc double-glazed window.

Bedroom 3 - 3.25m x 3.51m (10'8" overall, incl. reduced head height x 11'6" to rear of wardrobes)

Rear-facing Upvc double-glazed window, fitted wardrobes with flyover storage cupboards and drawers.

Bathroom/WC - 1.68m x 2.44m (5'6" x 8'0")

Opaque Upvc window. A modern three-piece suite: low-level WC, wash hand basin with mixer tap, and a P-shaped bath with shower and curved screen. Tiled walls, flooring, and chrome heated towel rail.

Second Floor/Loft Room - 6.15m x 4.19m (20'2" x 13'9" overall)

Featuring a double-glazed skylight and side window, woodgrain laminate flooring, and recessed spot lighting.

Outside

Off-road parking to the front with a low-maintenance, flagged driveway, bordered by established plants. Secure side access through a partially enclosed carport leads to the rear garden, a standout feature, beautifully screened with mature plants and trees. Includes access to a timber summerhouse, perfect for family living.

Council Tax

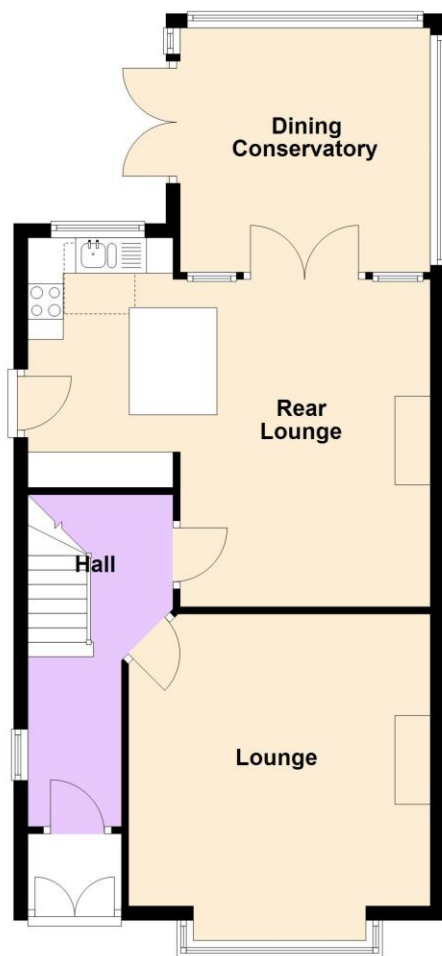
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

Tenure

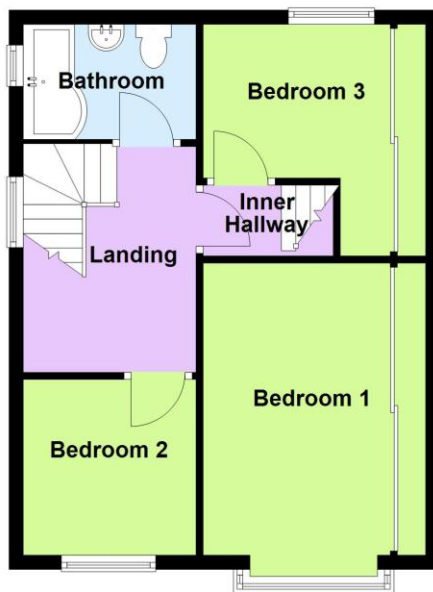
We have reviewed the Land Registry title and understand the tenure to be Leasehold for the residue term of 999 years from 29 September 1924, a ground rent is payable of £6 per annum, (Subject to formal verification) This information is provided in good faith and should be verified by the purchaser's solicitor.



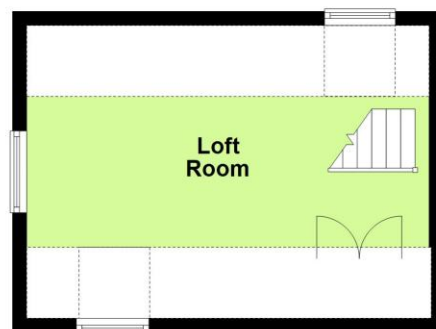
Ground Floor



First Floor



Second Floor



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