



85 Folkestone Road, Southport, PR8 5PH

£180,000

Subject to Contract

Situated in a popular location, this two-bedroom semi-detached house offers versatile living spaces and is an ideal choice for buyers seeking a well-presented home with outdoor areas and convenient parking. Perfect for those looking for an easy-to-manage property. The property benefits from off-street parking, a private rear garden perfect for relaxing or entertaining, and a delightful conservatory that extends the living space. Inside, you will find a comfortable lounge and a well-appointed kitchen. Located on Folkestone Road, the property enjoys excellent access to local schools and amenities, making it a convenient choice for everyday living.

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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

Entrance Hall

UPVC outer door with double glazed fanlight. Wood grain laminate flooring. Door to...

Lounge - 4.78m x 3.76m (15'8" x 12'4")

UPVC double glazed window overlooking the front garden. Wood grain laminate flooring. Open riser staircase leading to the first floor.

Kitchen - 2.69m x 3.73m (8'10" x 12'3")

One and a half bowl sink unit with mixer tap. A range of base units with cupboards and drawers, wall cupboards, glazed china cupboards and working surfaces. Midway wall tiling. Four-ring gas hob with cooker hood above and electric oven below. Plumbing for dishwasher and washing machine. UPVC double glazed window and door leading to...

Conservatory - 2.69m x 2.67m (8'10" x 8'9")

UPVC double glazed windows and door leading to the rear garden. Wood grain laminate flooring.

First Floor Landing

Bedroom One - 2.82m x 3.73m (9'3" x 12'3")

UPVC double glazed window.

Bedroom Two - 2.18m x 3.66m (7'2" x 12'0")

UPVC double glazed window.

Bathroom - 2.79m x 1.45m (9'2" x 4'9")

White suite comprising; panelled bath with thermostatic shower and screen, pedestal wash hand basin and low-level WC. Tiled walls. UPVC double glazed window. Cupboard housing 'Vaillant' gas central heating boiler.

Outside

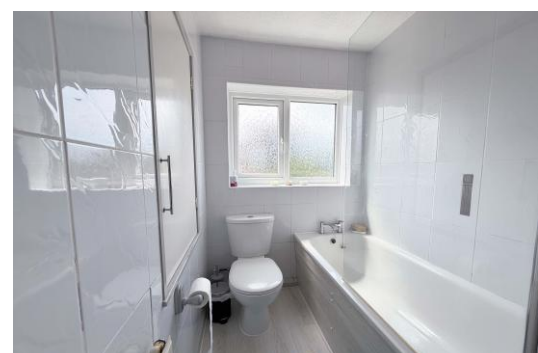
The property stands in gardens to the front and rear. The front garden is hard surfaced and provides off-road parking for two vehicles. The private and sheltered rear garden is enclosed with fencing and screened by established shrubs. There is a paved patio ,borders, and space for a garage, subject to the usual planning consents being obtained.

Council Tax

Sefton MBC Band B.

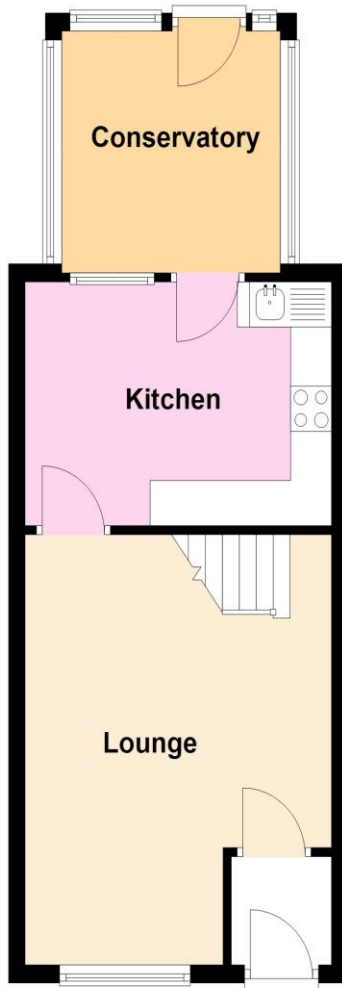
Tenure

Freehold.



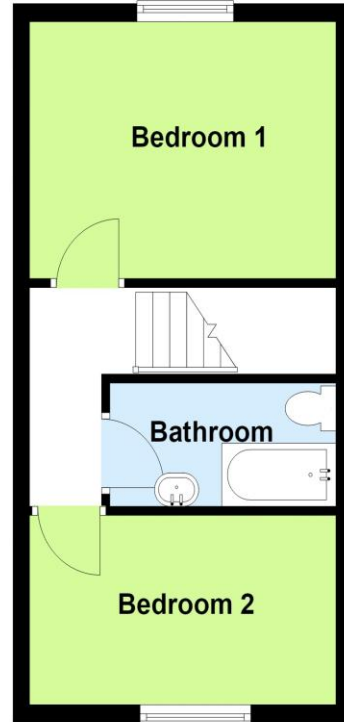
Ground Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



Total area: approx. 64.1 sq. metres (689.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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