



**47 Shellfield Road
Southport, PR9 9US
£360,000, 'Subject to Contract'**

This unique four-bedroom extended semi-detached family house offers an impressive wealth of accommodation, perfectly suited to modern family living. The layout includes a welcoming lounge, formal dining room leading to a spacious dining/breakfast kitchen at the rear. With its vaulted ceilings, this sociable space is designed to maximise natural light and is ideal for entertaining. The ground floor also provides a useful adjoining utility, ground floor shower room/WC, and a versatile study/studio. To the first floor, there are four generously sized bedrooms, all with built-in wardrobes, together with a well-appointed family bathroom. Externally, the property enjoys established gardens, which provide access to a range of outbuildings to the rear, including a kitchenette, store, and workshops – perfect for a variety of uses. Off-road parking is also available for numerous vehicles. The location is particularly convenient, with a wide range of amenities nearby on Fylde Road including Doctor's Surgery, Pharmacy, Supermarket, and the award-winning fish and chip shop. Shellfield Road itself offers a diverse mix of character properties, from fisherman's cottages to houses and apartment conversions, while the vibrant and historic Village of Churchtown is close at hand. Marshside Nature Reserve is also within the vicinity, with excellent bus links providing easy access into Southport Town Centre.

Entrance Porch

Glazed outer door, tiled flooring and hanging space. Glazed inner door leads to...

Entrance Hall

Stairs lead to first floor with handrail, spindles and newel post, wall light points and glazed display recess to under stairs. Useful built in storage cupboards house consumer unit and meters with further door leading to...

Shower Room/WC - 0.69m x 2.92m (2'3" x 9'7" overall)

Low level WC, corner wash hand basin and step in shower enclosure with glazed folding shower door and plumbed in shower unit. Tiled walls and flooring with heated towel rail and recessed spotlighting.

Lounge - 3.94m x 3.61m (12'11" x 11'10" into recess)

Double glazed window to front, display recess to chimney breast including further base units incorporating shelving and TV stand to recesses.

Study/ Studio - 5.16m x 1.75m (16'11" x 5'9" extending to 7'11" into recess)

Double glazed window to front, woodgrain laminate style flooring and glazed window to rear. Built in cupboard to under stairs, recessed spotlighting.

Dining Room - 3.96m x 3.61m (13'0" x 11'10" into recess)

Display recess to chimney breast with built in drawers, base unit and shelving to recesses. Archway provides open plan access leading to...

Breakfast Kitchen - 3.94m x 5.69m (12'11" x 18'8")

Perfect for entertaining with double glazed windows and double doors including vaulted ceiling with two velux skylights. Tiled flooring (we understand services partial underfloor heating to the breakfast/ dining area) part wall tiling. Dining area open plan to breakfast kitchen arranged in an attractive shaker style with a number of built in base units with cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating breakfast bar and one and half bowl sink unit with mixer tap and drainer. Appliances include electric oven, five burner 'Neff' hob and canopy style extractor over. Base units also conceal plumbing for washing machine and glazed stable style door leads to...

Utility Room/ Lean to - 3.02m x 1.83m (9'11" x 6'0")

Double glazed windows and door lead to side and rear, further shaker style base units include one and half bowl sink unit with mixer tap and drainer and plumbing is available for washing machine. Hanging space and fitted cupboards to one wall.

First Floor Landing

Split level landing access with twin hand rail leading to both sides of first floor accommodation.

Bathroom/WC - 3.45m x 1.78m (11'4" into recess x 5'10")

Double glazed window, four piece white suite including low level WC, pedestal wash hand basin with mixer tap bidet, panelled bath with mixer tap, shower attachment and thermostatic shower, part wall tiling and ladder style heated towel rail.

Bedroom 1 - 3.99m x 3.35m (13'1" x 11'0" into recess)

Double glazed window to rear with built in cupboard.

Bedroom 2 - 3.94m x 3.38m (12'11" x 11'1" into recess)

Double glazed window.

Bedroom 3 - 3.02m x 2.41m (9'11" x 7'11")

Double glazed window to rear, built in wardrobes.

Bedroom 4/ Study - 2.77m x 2.34m (9'1" x 7'8" into recess)

Double glazed window, bedroom currently arranged a study.

Outside

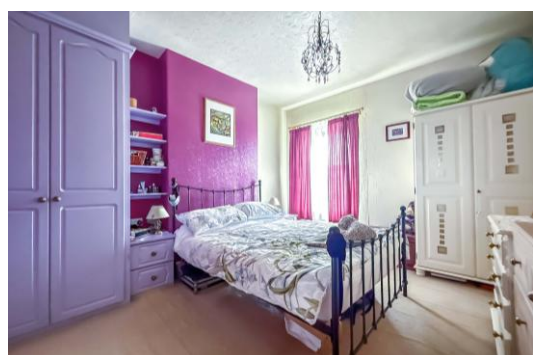
The property is well presented with driveway access to front providing off road parking, shaped lawn with established borders, shrubs and trees. Secure gated side access leads to rear of property which is arranged for ease of maintenance and provides raised borders and hard standing including flagged patio. Access for further parking and access to a number of useful outbuildings which include kitchenette with WC, measuring 7'11" x 8'5" with base units, working surfaces and single bowl sink unit with mixer tap. There is also plumbing available for washing machine and further low level WC with pitched roof this leads to an adjoining lean to measuring 16'9" x 9'9" with further electric light and power supply and adjoining store separate and measuring 7'10" x 8'3" with electric light, power and installation. Door leads to large useful workshop measuring 22'5" x 15' with electric light and power and provides a wealth of opportunity for the purchaser. There is also a boiler system that services the outbuildings alone.

Council Tax

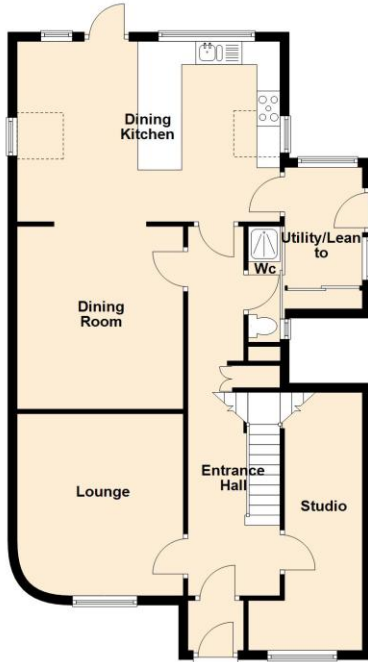
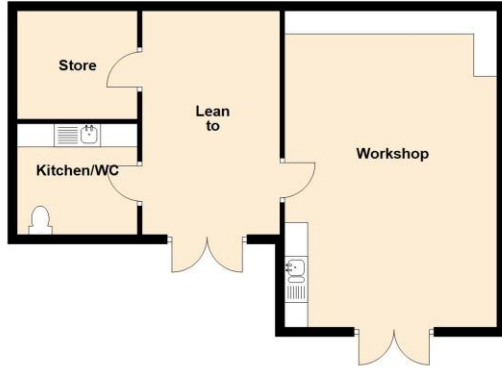
Sefton MBC band C.

Tenure

Freehold.



Ground Floor



First Floor



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.