



**31 Canning Road**  
**Southport, PR9 7SR £170,000**  
**'Subject to Contract'**

Situated in a popular residential location, this modernised three-bedroom semi-detached family home offers comfortable living throughout. An entrance porch leads to entrance hall, opening into a generous lounge featuring Upvc double glazing. A glazed door connects to the modern breakfast kitchen, which boasts modern appliances and a separate utility area discreetly housing white goods, perfect for seamless entertaining. The rear porch opens into a well-established garden, complete with a timber shed and greenhouse, while off-road parking at the front ensures easy maintenance. Upstairs, three ample-sized bedrooms are complemented by a wet room with WC. The property is ideally located near Bispham Road, offering a range of amenities, nearby Primary & Secondary Schools, and excellent transport links, including the Southport-to-Manchester Piccadilly line. Whether you're a first-time buyer or looking to downsize, this versatile home ticks all the boxes!

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*Southport's Estate Agent*

## Entrance Porch

Glazed outer door, double glazed window, tiled flooring with glazed inner door leading to....



**Lounge** - 12' x 14'8" extending to 15'11" 3.66m x 4.47m extending to 4.85m

Two Upvc double glazed windows to front, electric fire fitted including units to recess, Wood grain laminate style flooring, glazed door to....

**Dining Kitchen** - 8'8" x 15'11" 2.64m x 4.85m

Two Upvc windows overlooking the rear garden, Upvc double glazed door to rear porch and garden. Inset single drainer stainless steel sink unit with mixer tap, base units with cupboards and drawers,, wall cupboards, working surfaces, four ring gas hob with cooker hood above and electric oven below. Doorway to utility area and door to rear porch....



## Utility Area

Upvc double glazed side window, plumbing for washing machine, working surfaces and useful hanging space.

## First Floor Landing

Loft access.

**Bedroom 1** - 12' x 11'4" into recess 3.66m x 3.45m into recess  
Upvc double glazed window.



**Bedroom 2** - 9'1" x 11'4" 2.77m x 3.45m

Upvc double glazed window, cupboard housing 'Vaillant' central heating boiler.



**Bedroom 3** - 8'10" x 7'6" 2.69m x 2.29m

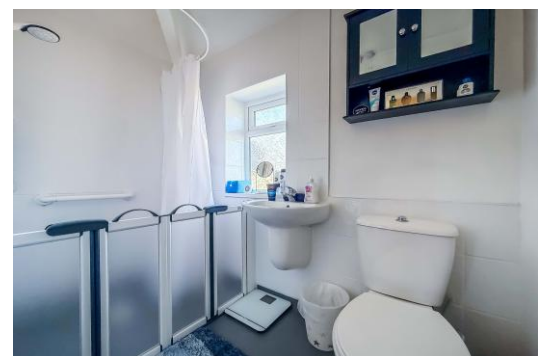
Upvc double glazed window.



**Wetroom/Wc** - 4'7" x 7'6" 1.40m x 2.29m

Wet area with 'Mira' electric shower, partial wall tiling, wash hand basin, low level Wc, part wall tiling, ladder style chrome heated towel rail.

Upvc double glazed window.



**Outside** - Established gardens to the front and rear, off road car parking to the front, greenhouse and timber shed.

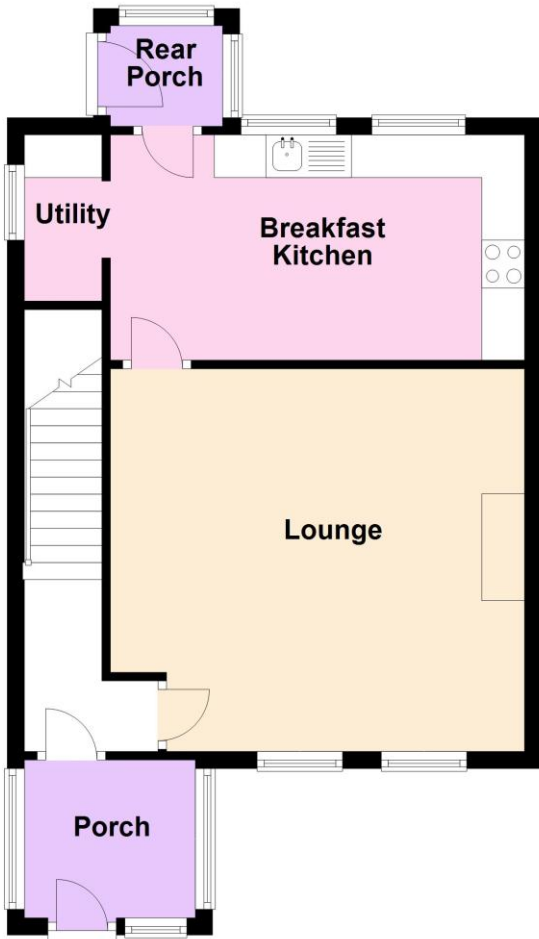
## Council Tax

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.

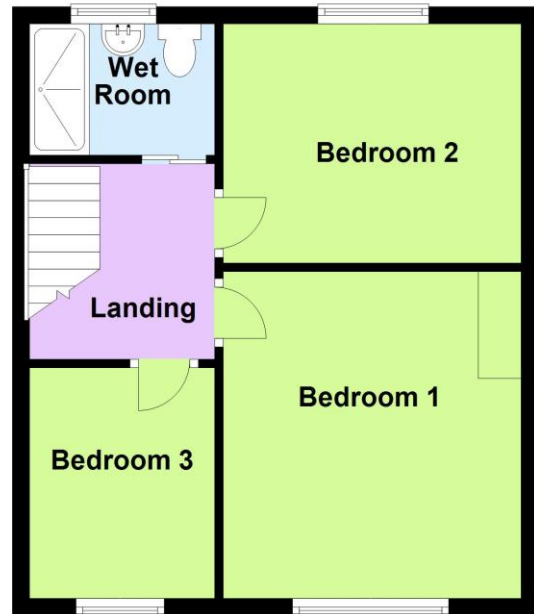
## Tenure

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)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.