



**20 Dawson Avenue  
Southport, PR9 8JE, 'OIRO' £230,000  
'Subject to Contract'**

This semi-detached family house has been tastefully decorated and well appointed by the present sellers. The centrally heated and double-glazed accommodation benefits from plantation shutters to all windows and briefly includes; entrance hall, lounge, dining room, fitted kitchen, undercover utility area including laundry room and wc. there are three bedrooms and a family bathroom on the first floor. Established gardens and extensive parking. The location is close to a popular local primary schools with other primary and secondary schools and Churchtown Village in the locality.

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

*Southport's Estate Agent*

### Enclosed Vestibule

UPVC double glazed, double outer doors, tiled floor. Composite inner door to...

### Entrance Hall

Stairs to the first floor with useful storage/cloaks area below.

### Front Lounge - 3.63m x 4.24m (11'11" x 13'11")

UPVC double glazed window overlooking the front garden with plantation shutters, pebble effect electric fire and surround. Book shelving. Opening to...

### Dining Room - 2.9m x 3.48m (9'6" x 11'5")

Electric pebble effect fire, UPVC double glazed double doors and side windows with plantation shutters leading to the rear garden.

### Kitchen

Belfast style sink unit with quartz working surfaces, base units with cupboards & drawers, wall cupboards and wine rack. Midway, illuminated tiling. Four burner gas hob with cooker hood above and split level electric oven with microwave over, integral fridge and freezer. UPVC double glazed windows with plantation shutters overlooking the rear garden. Composite door to utility area.

### Utility Area

Composite double glazed door to front and UPVC double glazed door to the rear garden. Useful store room, WC and laundry with plumbing for washing machine.

### First Floor Landing

UPVC double glazed window. Dropdown ladder proving access to the boarded loft area.

### Bedroom 1 - 3.15m x 3.3m (10'4" x 10'10")

Built in wardrobes to one wall, UPVC double glazed window with plantation shutters.

### Bedroom 2 - 2.87m x 2.84m (9'5" x 9'4" extending to 11'5" into door recess)

UPVC double glazed window with plantation shutters, built in wardrobe and cupboard housing 'Vaillant' gas central heating boiler.

### Bedroom 3 - 2.67m x 1.93m (8'9" x 6'4" overall measurement including stair head)

UPVC double glazed window with plantation shutters.

### Bathroom - 1.75m x 2.62m (5'9" x 8'7")

White suite including panelled bath, mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level WC, tiled walls and floor. UPVC double glazed window with plantation shutters. Linen cupboard, chrome towel rail/radiator.

### Outside

The property stands in established gardens to the front and rear. The large front garden is planned with lawn, borders and off road parking for a number of vehicles. The rear garden is enclosed with fencing, extensively paved for ease of maintenance and with borders stocked with flowers, plants and shrubs.

### Council Tax

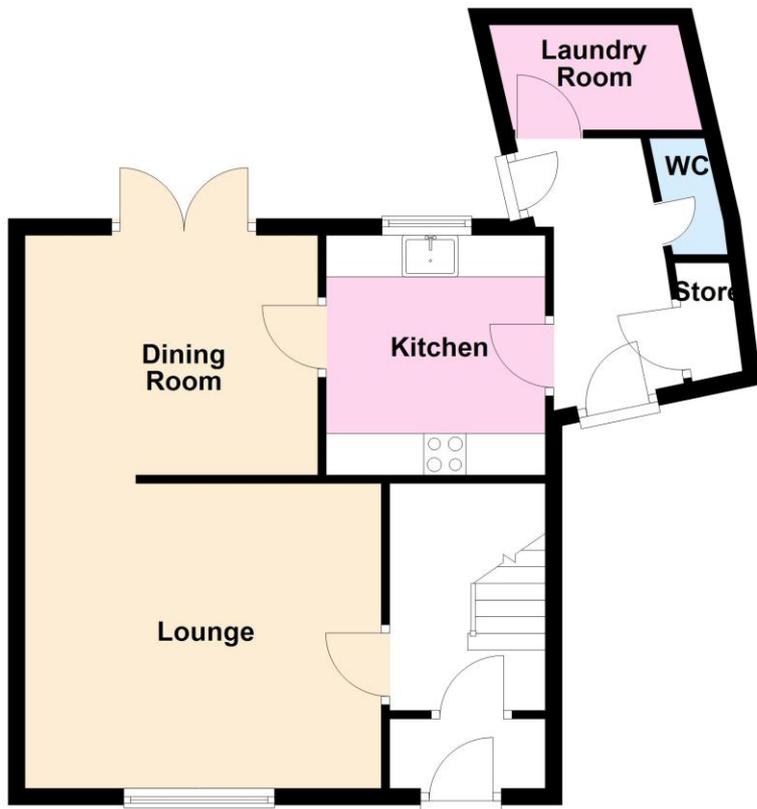
Sefton MBC Band B

### Tenure

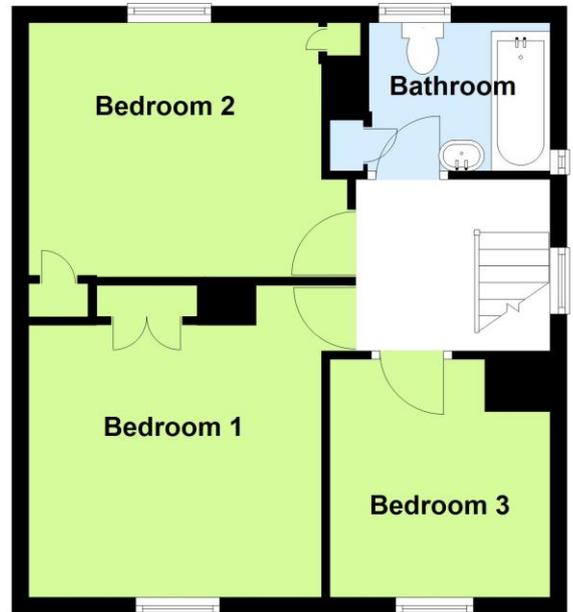
Freehold.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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.