



**4 Beverley Close
Southport, PR9 8JS, £275,000
'Subject to Contract'**

Positioned in a tranquil cul-de-sac on Beverley Close, near the villages of Banks and Crossens, this beautifully extended and modernised three-bedroom semi-detached home is a hidden gem. The location offers both convenience, with easy A565 commuter links, and natural beauty, as it sits alongside Marshside Nature Reserve with breath-taking views stretching toward the Fylde Coast, the Lake District, and beyond. The home welcomes you with an entrance porch leading to a hallway with WC. The generous through-lounge flows into a dining area, open-plan modern kitchen, and access to a separate utility room and integral garage. Upstairs, you'll find three bedrooms, one ideal as a home office, a modern shower room, and a handy landing cupboard. Outside, the low-maintenance gardens are thoughtfully stocked, with off-road parking to the front and a secluded rear garden oasis. This impeccably improved property is truly not to be missed!

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

Southport's Estate Agent

Entrance Porch

Upvc double glazed sliding patio doors lead to entrance porch. Floor to ceiling. Upvc double glazed windows. Tiled flooring. Upvc double glazed inner door with side window leads to entrance hall.

Ground Floor WC - 1.55m x 1.02m (5'1" x 3'4" including areas of reduced head height)
Opaque Upvc double glazed window to side. Low level WC, vanity wash hand basin with cupboards and shelving below.

Through Lounge - 7.65m x 3.61m (25'1" x 11'10")

Upvc double glazed window to front. Upvc double glazed double French doors and side windows lead to enclosed rear garden. Exposed painted brick chimney breast. Wall light points, glazed door to....

Dining Room - 4.5m x 2.49m (14'9" excluding entry door recess x 8'2")

Upvc double glazed picture window to side. Wall light points. Archway open plan leading to....

Kitchen - 4.11m x 2.34m (13'6" x 7'8" overall measurements)

Upvc double glazed window overlooks garden to the side and rear. Modern style fitted kitchen comprising a range of built-in base units with cupboards and drawers, wall cupboards and working surfaces. 1 1/2 sink unit with mixer tap and drainer. Appliances include double electric oven, eight burner gas hob with stainless steel funnel style extractor hood over. Mid level microwave. Partial wall tiling, tile effect laminate style flooring, recess spot lighting and door leads to....

Utility Room - 3.12m x 2.77m (10'3" x 9'1")

Upvc double glazed door and window to rear garden. Base units conceal plumbing for washing machine and space for tumble dryer. Additional working surfaces with 1 1/2 sink unit, mixer tap and drainer. Space for free standing fridge freezer. Courtesy door leads to.....

Integral Garage - 3.58m x 2.36m (11'9" x 7'9" overall measurements)

Roll shutter remote entry door access, electric, light and power.

Landing

Upvc double glazed side window to 1/2 landing. Built-in storage cupboard to main landing. Loft access.

Bedroom 1 - 3.84m x 3.63m (12'7" x 11'11" to rear of wardrobes)

Upvc double glazed window overlooks the rear with extensive fitted wardrobes including corner display niches, bedside cabinets and drawers.

Bedroom 2 - 2.9m x 3.63m (9'6" x 11'11" overall measurements to rear of wardrobes including areas of reduced head height)

Upvc double glazed window. Fitted wardrobes with knee hole dressing table and drawers.

Bedroom 3/Office - 2.11m x 2.46m (6'11" x 8'1")

Upvc double glazed window. Fitted office furniture including computer desk and drawers.

Shower Room - 1.65m x 1.93m (5'5" x 6'4")

Opaque Upvc double glazed window. Three piece modern white suite comprising of low level WC, vanity wash hand basin with mixer tap and corner step-in shower enclosure with plumbed-in shower, tiled walls and flooring.

Outside

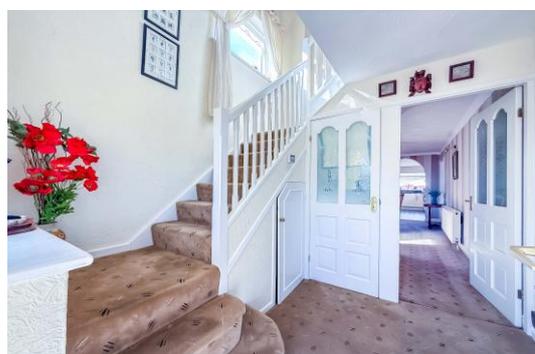
Occupying a rare-to-market cul-de-sac, the property features a block-paved front driveway offering off-road parking for numerous vehicles, complemented by loose slate and ornamental borders. This area leads to an adjoining garage, accessed via a remote-controlled roll-shutter up-and-over door, and measures 11'9" x 7'9". The enclosed rear garden is not directly overlooked and arranged for ease of maintenance, featuring a block-paved raised patio area, loose slate borders, raised flower borders, an external water tap, all enclosed by fencing.

Council Tax

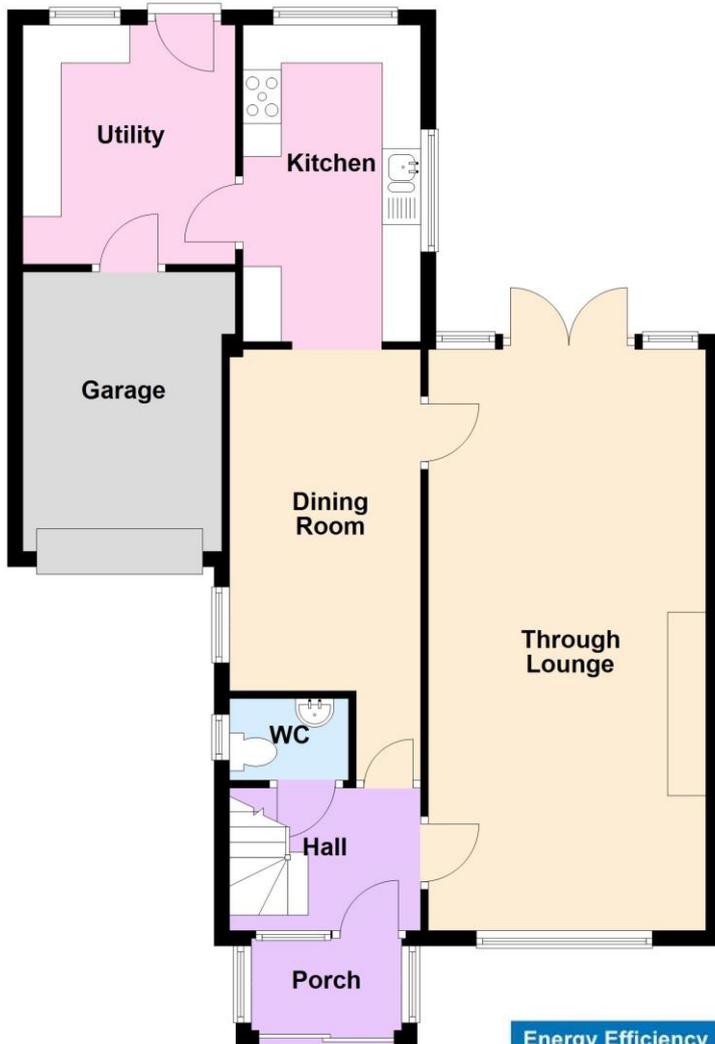
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

Tenure

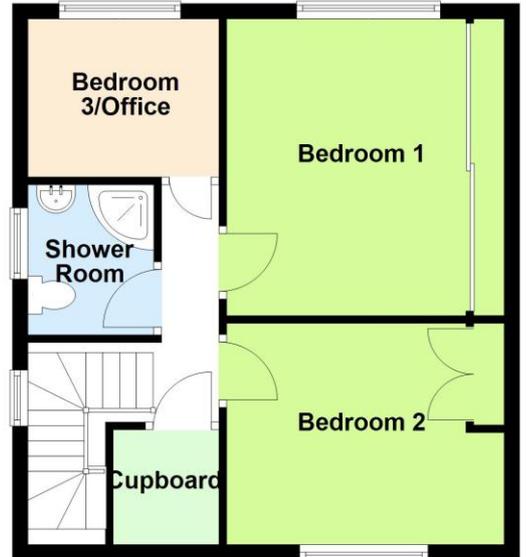
While we have endeavored to verify the tenure via the Land Registry, we have found the property to be unregistered. As is typical with unregistered sales, the property will be sold as freehold but unregistered, and it will be registered in the new owner's name upon completion of the sale. We advise all purchasers to consult their solicitors for further guidance.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	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.