



**64 Salisbury Street
Southport, PR9 7SP, £275,000
'Subject to Contract'**

Nestled at the head of a quiet cul-de-sac, this deceptively spacious semi-detached bungalow is moments from Bispham Road's shops, eateries, and nearby Churchtown Village. With primary and secondary schools close, plus easy Southport-to-Manchester Piccadilly commuter links, the location is ideal. Modernised throughout, it offers a generous front driveway for multiple vehicles. An entrance porch opens into the hall, with fixed staircase to a loft study area (no regs). The front lounge is complemented by two further bedrooms and a modern shower room. To the rear, the expansive dining kitchen/living area, with built-in appliances, opens to an orangery with lantern roof. A side utility porch leads out to a courtyard-style rear garden, paved and featuring two lock-up storage units for easy upkeep.

Side Entrance Porch

Upvc double-glazed outer door, opaque Upvc double-glazed side window, panelled ceiling, wall light point, and step leading up via Upvc double-glazed inner door to...

Entrance Hall

Woodgrain laminate-style flooring, recess leads via fixed staircase to first-floor loft room.

Front Lounge - 4.04m x 3.15m (13'3" into bay x 10'4" into recess)

Upvc double-glazed box bay window with plantation-style shutters, wall-mounted electric fire, TV recess inset, wall cabinet, and shelving to recess.

Bedroom One - 3.35m x 3.15m (11'0" x 10'4" to rear of wardrobes)

Upvc double-glazed window with plantation shutters, fitted wardrobes with flyover storage, knee-hole dressing table, and drawers.

Bedroom 2 - 3.38m x 3.17m (11'1" x 10'5" to rear of wardrobes)

Upvc double-glazed window to orangery, plantation shutters, fitted wardrobes with flyover storage and drawers.

Shower Room/WC - 2.13m x 2.01m (7'0" x 6'7")

Opaque Upvc double-glazed window, modern white suite with low-level WC, vanity basin, panelled splashback, entry-level shower with glazed screen, plumbed-in shower, partial wall cladding, spotlights, ladder-style heated towel rail, and extractor.

Dining Kitchen - 5.23m x 3.17m (17'2" x 10'5")

Upvc double-glazed window overlooking rear, opaque Upvc door to side porch, further Upvc double doors to orangery. Open-plan dining area to white gloss kitchen, built-in base units, cupboards, work surfaces, sink unit, electric oven, ceramic hob, extractor, integral fridge/freezer, woodgrain laminate flooring, and spotlights.

Utility/Rear Porch - 1.37m x 3.76m (4'6" x 12'4")

Opaque Upvc window and door to garden, woodgrain laminate flooring, wall cupboard concealing washing machine plumbing, boiler, panelled ceiling, and spotlights.

Garden Room - 4.72m x 2.67m (15'6" x 8'9")

Upvc double-glazed doors and windows with easy-fit blinds to courtyard garden, woodgrain laminate flooring, spotlights, lantern-style roof with retractable blinds.

First Floor - 2.24m x 2.34m (7'4" x 7'8")

(no regulations), used as storage/study landing, glazed door to...

Loft Room - 3.53m x 3.25m (11'7" to rear of wardrobes x 10'8" into recess)

Upvc double-glazed window to rear, fitted wall cupboard, overhead storage, knee-hole dressing table, drawers, and additional storage cupboard.

Outside

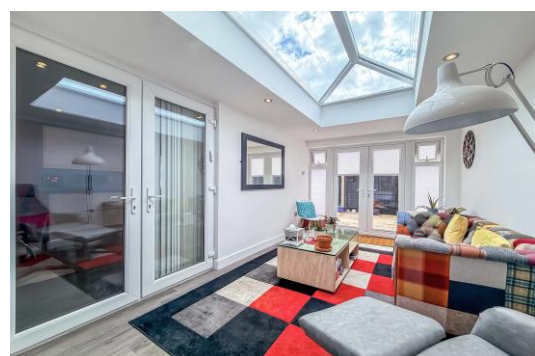
Head of residential cul-de-sac, generous front flagged driveway for multiple vehicles, loose slate borders, separate car port, flagged side access via secure gate to courtyard garden, arranged for easy maintenance, with two garden stores.

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.

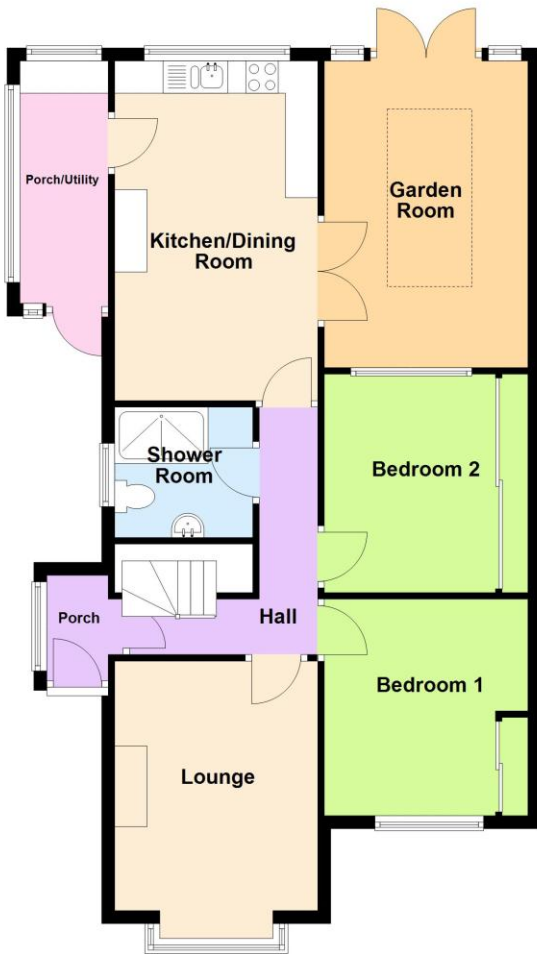
Tenure

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.



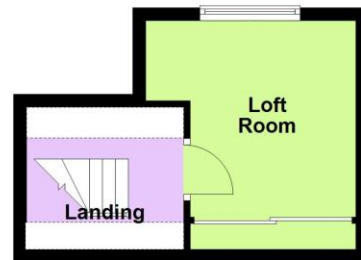
Ground Floor

Approx. 86.7 sq. metres (933.3 sq. feet)



First Floor

Approx. 15.5 sq. metres (167.4 sq. feet)



Total area: approx. 102.3 sq. metres (1100.6 sq. feet)



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.