



AI ENHANCED

Chris Tinsley



**14 Granby Close
Southport, PR9 9QG £325,000
'Subject to Contract'**

This rare-to-market, much sought-after Howard-built detached true bungalow is one of the largest styles from the Howard Estates. Tucked away on Granby Close, a quiet cul-de-sac off Knob Hall Lane in Churchtown, it sits on an exceptionally generous and secluded plot. A highlight is the expansive driveway with parking for numerous vehicles, a detached garage, and exquisite landscaped gardens filled with mature plants and trees. Inside, the entrance hall leads to a large front living and dining space, three double bedrooms, a kitchen with utility area, a modern shower room, and a separate WC. Ideally located near Churchtown Village with its shops, restaurants, and Botanic Gardens, plus close to doctors, pharmacies, golf courses, including Hesketh Golf Club, and Marshside Nature Reserve, this is a highly desirable opportunity.

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 Hall

L-Shape entrance hall with loft access.

Living Room/Dining Area - 5.44m x 6.48m (17'10" reducing to 10'5" x 21'3" reducing to 11'11")

Upvc double glazed bow bay and separate single window to front and side. Living flame gas fire with Marble interior, hearth and surround. Open plan living room leading to dining area, ideal for entertaining.



Kitchen - 5m x 2.69m (16'5" x 8'10" overall measurements)

Upvc double glazed door and windows to side/rear garden. Kitchen arranged with a number of built-in base units including cupboards and drawers, wall cupboards and working surfaces. Double drainer single bowl sink unit. Appliances include 'Bosch' double electric oven with four ring gas hob and extractor over. Utility areas off kitchen houses plumbing for washing machine and dishwasher. Further working surfaces and wall mounted 'Worcester' combination style central heating boiler. Separate built-in storage cupboard, partial wall tiling and space for free standing fridge freezer.



Bedroom 1 - 4.24m x 3.63m (13'11" x 11'11" to rear of wardrobes)

Upvc double glazed window overlooking mature rear garden. Fitted wardrobe with partial vanity mirrored frontage.



Bedroom 2 - 3.2m x 2.72m (10'6" into door recess x 8'11")

Upvc double glazed window overlooks rear garden. Fitted wardrobe with partial vanity mirrored frontage.

Bedroom 3 - 2.41m x 3.15m (7'11" x 10'4")

Upvc double glazed side window.



Shower Room/WC - 1.68m x 2.34m (5'6" x 7'8" into shower recess)

Opaque Upvc double glazed window. Three-piece white suite comprising of low-level WC, pedestal wash hand basin with mixer tap and step-in shower enclosure with glazed shower screen, plumbed-in shower, tiled walls and flooring. Recess spot lighting, ladder style chrome heated towel rail.

WC - 1.7m x 0.86m (5'7" x 2'10")

Opaque Upvc double glazed window, wash hand basin. Midway wall tiling, tiled flooring and recess spot lighting.



Outside

The property occupies an established and mature plot, which in the opinion of the agent is a most definite feature. Off road parking to front driveway for numerous vehicles, flagged side access continues to a garage at the rear via up and over door including eclectic light and power. The well screened, mature rear garden is well stocked with a variety of plants, shrubs and trees, ornamental borders and crazy paved/flagged patio area.

Council Tax

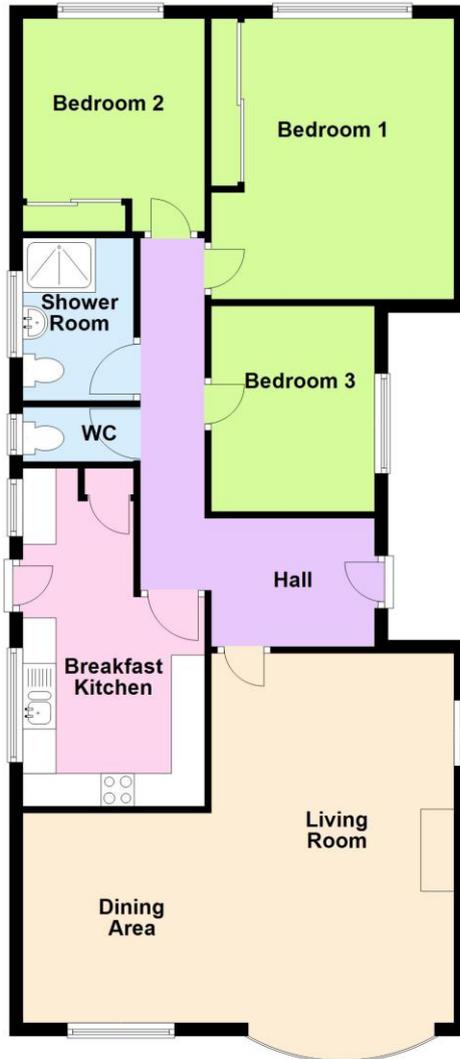
We understand from information provided by the local authority that the property is in Council Tax Band E. This information is provided for guidance only and should be verified by the purchaser.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.