



10 Whitby Avenue, Southport, PR9 8JW
'Offers in Excess of' £250,000
'Subject to Contract'

Nestled in a sought-after residential area, this larger-than-average dormer-style semi-detached home offers the ideal family lifestyle. Positioned close to A565 commuter links, charming Churchtown villages, and the coastal road connecting to Liverpool, convenience meets desirability. Upon entry, a welcoming porch leads into a spacious entrance hall. The layout flows beautifully: a front dining room transitions into an open-plan rear lounge, which further extends into a bright conservatory, perfect for relaxing or entertaining. The breakfast kitchen is thoughtfully designed, featuring built-in appliances. A modernised ground-floor shower room adds modern convenience. Upstairs, three well-sized bedrooms are complemented by a contemporary bathroom with WC. Outside, the mature gardens are expansive, providing ample space for relaxation or play, while off-road parking accommodates multiple vehicles and leads to a garage, rounding off this superb family home.

Entrance Porch

Upvc double-glazed outer door and window, complemented by tiled flooring. An opaque inner door with side screen leads into...

Entrance Hall

Featuring an opaque Upvc double glazed window to the side, an ornate fireplace with exposed brick, and a seating area along one wall. Stairs lead to the first floor with handrail and newel posts, and a cupboard is tucked beneath. A door leads to the main accommodation and the ground floor shower room with WC.

Dining Room - 4.57m x 3.15m (15'0" x 10'4")

Upvc double-glazed bay window, woodgrain laminate flooring and wall light points. An archway leads openly into...

Rear Lounge - 5.11m x 3.48m (16'9" x 11'5")

Upvc double glazed French doors and side windows opening to the conservatory, the lounge includes woodgrain laminate flooring. A contemporary living flame gas fire (remote-controlled) is set into the chimney breast, with wall light points adding ambiance.

Conservatory - 3.76m x 3.25m (12'4" x 10'8")

Upvc double glazed double doors and windows lead to the rear garden. Tiled flooring, an electric wall heater, a ceiling fan, and light points complete the space.

Breakfast Kitchen - 4.24m x 2.51m (13'11" x 8'3")

Upvc double glazed doors and windows to the rear, the kitchen offers a range of built-in base and wall units, a glazed china cupboard, wine rack, and breakfast bar. It includes a double electric oven, gas hob, concealed extractor, and spaces for appliances. Part-tiled walls, panelled ceiling, and tiled flooring complete the space.

Shower Room/WC - 1.52m x 2.06m (5'0" x 6'9")

Opaque Upvc double glazed window, modern suite, which includes a low-level WC, wash hand basin with mixer tap, illuminated vanity mirror, and a corner shower enclosure with Triton overhead deluge style shower and handheld shower attachment, tiled surfaces, display recess, spotlights, extractor, and a heated towel rail complete the room.

Landing

The landing provides loft access which houses a modern condensing-style central heating boiler system.

Bedroom One - 4.11m x 2.79m (13'6" x 9'2" to front of wardrobes)

A Upvc double-glazed window overlooks the rear, and fitted wardrobes with sliding fronts offer ample storage, complete with hanging space, shelving, and a dado rail.

Bedroom Two - 4.11m x 2.57m (13'6" x 8'5")

Upvc double-glazed window overlooking rear.

Bedroom Three - 3.68m x 2.62m (12'1" x 8'7")

Upvc double-glazed window, bedroom features fitted wardrobes and base units along one wall.

Bathroom/WC

Opaque Upvc window, three-piece suite, which includes a low-level WC, a vanity wash hand basin, and a twin-grip panel bath with a telephone-style shower attachment. A useful cupboard to the eaves, along with partial wall tiling.

Outside - 5.51m x 2.84m (18'1" x 9'4")

Set on an established, mature plot, the home offers off-road parking via a flagged driveway for multiple vehicles. The front garden features well-stocked borders, a lawn, and a blossom tree. To the rear, a detached garage is accessed via an up-and-over door, and measures 5.51m x 2.84m (18'1" x 9'4") with electric, light and power supply, while the enclosed garden includes a patio, lawn, and borders stocked with plants, shrubs, and trees.

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

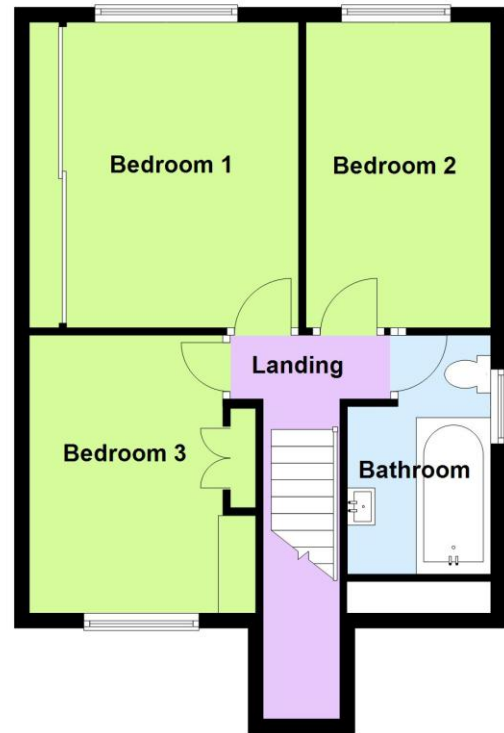
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



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.