Chris Tinsley



10 Fir Street
Southport, PR8 6HD £299,999
'Subject to Contract'

Located in an established residential location, this fully modernised 'doors together' home boasts a contemporary kitchen with high gloss units and integrated appliances and access to utility room and ground floor Wc. A stylish front lounge includes electric pebble fire, and a rear lounge with useful storage. To the first floor there are two bedrooms which offer space and light, complemented by a luxurious bathroom. The top floor bedroom boats a walk-in closet and modern en suite shower/WC which complete the upper floor. The property benefits from a new boiler, rewiring, re-plumbing, updated bathrooms, and refreshed windows. Outside, enjoy off-road parking and an enclosed rear garden. Close to train links, schools, superstores like Sainsbury's and Tesco, and A565 commuter routes, this is modern living in a prime location.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Hall
Composite outer door, alarm control panel. Stairs leading to the first floor.

Front Lounge - 4.27m x 3.51m (14'0" into bay x 11'6")
Upvc double glazed bay window overlooking the front garden. Electric pebble-effect fire with surround, recess above for widescreen TV, wood grain laminate flooring.

Rear Lounge - 3.73m x 3.94m (12'3" x 12'11")
Upvc double glazed window, wood grain laminate flooring, useful under stairs storage cupboard.



Modern Kitchen - 4.88m x 2.34m (16'0" x 7'8")
Installed with a contrasting range of high gloss white and grey units with marble effect working surfaces. Base units with cupboards and drawers, wall cupboards, under unit lighting, and midway wall tiling. Inset single drainer 1½ bowl stainless steel sink unit with mixer tap. Appliances include four ring ceramic hob with cooker hood above and electric oven below. Integral dishwasher. Recess for American style fridge freezer. Recess spotlighting, tiled floor. Upvc double glazed side window and outer door.



Utility Room - 1.78m x 1.14m (5'10" x 3'9")
Tiled flooring, plumbing for washing machine, extractor fan.

WC - 1.75m x 1.02m (5'9" x 3'4")
Upvc double glazed window, wash hand basin with cupboard below, low level WC, tiled floor.



First Floor Landing

Bedroom 1 - 3.45m x 4.9m (11'4" x 16'1")
Two Upvc double glazed windows, wood grain laminate flooring.

Bedroom 2 - 3.73m x 2.64m (12'3" x 8'8" extending to 10'5")
Wood grain laminate style flooring, Upvc double glazed window.

Bathroom - 3.3m x 2.36m (10'10" x 7'9")
White suite comprising panel bath with mixer tap, vanity wash hand basin with cupboards below, low level WC, and double walk-in shower enclosure with thermostatic handheld and rain head showers. Part tiled walls and tiled floor. Cupboard housing Ideal Classic combination gas central heating boiler. Recess spotlighting, extractor, Upvc double glazed window.



Second Floor

Top Floor Bedroom - 3.51m x 3.89m (11'6" x 12'9")
Wood grain laminate style flooring, Upvc double glazed window.

En Suite - 2.13m x 2.92m (7'0" x 9'7" overall measurements)
Large level entry shower enclosure with thermostatic handheld and rain head showers. Vanity wash hand basin with cupboards below, low level WC. Part tiled walls and tiled floor, recess spotlighting.



Walk-In Closet

Outside
Established gardens to the front and rear. Loose stone off-road parking to the front. The good-sized rear garden is enclosed with walls and fencing, having a patio and paved area.

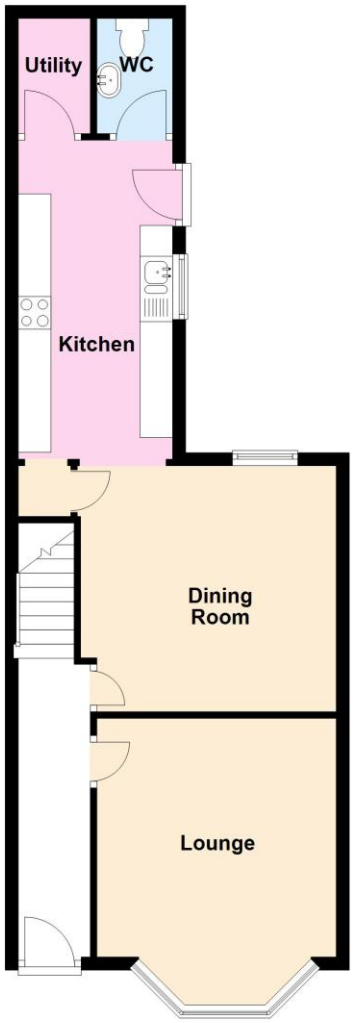
Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band A. This information is provided for guidance only and should be verified by the purchaser.



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. 53.2 sq. metres (572.3 sq. feet)



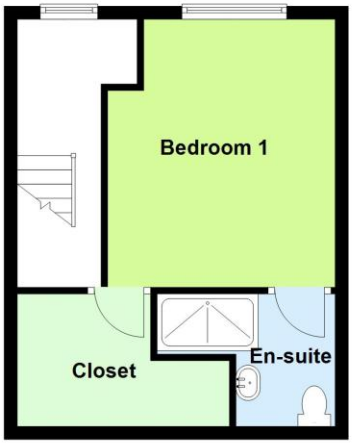
First Floor

Approx. 44.8 sq. metres (481.7 sq. feet)

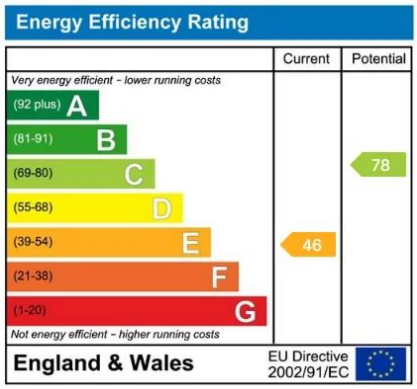


Second Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Total area: approx. 128.2 sq. metres (1380.2 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.