



**136 Heysham Road
Southport, PR9 7ED, £220,000
'Subject to Contract'**

This well-appointed semi-detached family home is accessed via an enclosed entrance porch leading to a welcoming entrance hall. A through living/dining room offers the perfect space for entertaining. The dining area leads into a well-equipped kitchen with a range of built-in appliances, continuing through an outer porch to a ground-floor wet room with WC. The immaculate gardens are designed for low maintenance, featuring a paved patio, neat lawn, established shrubs, and a timber garden shed. On the first floor, there are three double bedrooms. The third bedroom, accessed off the main landing, leads to a shower room with WC. Secure off-road parking for multiple vehicles is available at the front, accessed via wrought iron double gates. Situated near Churchtown Village, with its specialty shops, restaurants, bars, and Botanic Gardens, the property is also within reach of well-regarded schools such as Norwood Primary and Churchtown Primary. Early viewing is highly recommended!

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Southport's Estate Agent

Enclosed Entrance Porch

Upvc double-glazed outer door and window, inner door with glazed stained and leaded light insert leads to...

Entrance Hall

Upvc double-glazed side window, stairs lead to first floor with handrail. Door leads to dining room open-plan to front lounge.

Living Room/Diner - 7.77m x 3.58m (25'6" x 11'9" into recess)

Upvc double-glazed bay window to front, inset living flame gas fire with marble interior and surround. Open-plan access leads to dining area, ideal for entertaining, with Upvc double-glazed French doors to garden. Separate cupboard access under-stairs housing meters. Door with step leads down to...

Kitchen - 3.23m x 2.24m (10'7" x 7'4")

Upvc double-glazed side window, built-in base units, cupboards, glazed china cupboard, working surfaces, single-bowl sink with mixer tap. Electric oven, four-ring gas hob, plumbing for washing machine, space for fridge. Glazed wall cupboard houses the Worcester combi boiler. Part wall tiling, door leads via inner porch to wet room/WC and outside.

Wet Room/WC - 2.26m x 2.31m (7'5" x 7'7" overall measurements)

Opaque Upvc double-glazed window, low-level WC, pedestal wash hand basin, wet area with Mira electric shower, tiled walls, chrome heated towel rail, wall grips.

First Floor Landing

Opaque Upvc double-glazed side window, half landing leads to bedroom and bathroom, plus loft access.

Bedroom 1 - 3.23m x 4.55m (10'7" x 14'11" into recess)

Upvc double-glazed window.

Bedroom 2 - 3.51m x 2.84m (11'6" x 9'4" into recess)

Upvc double-glazed window to rear.

Bedroom 3 - 3.25m x 2.36m (10'8" x 7'9")

Upvc double-glazed windows to side and rear.

Shower Room/WC - 1.24m x 2.24m (4'1" x 7'4")

Opaque Upvc double-glazed window, three-piece suite: low-level WC, pedestal wash hand basin, corner shower with curved screen, plumbed-in shower. Tiled walls, chrome heated towel rail, recessed spot lighting.

Outside

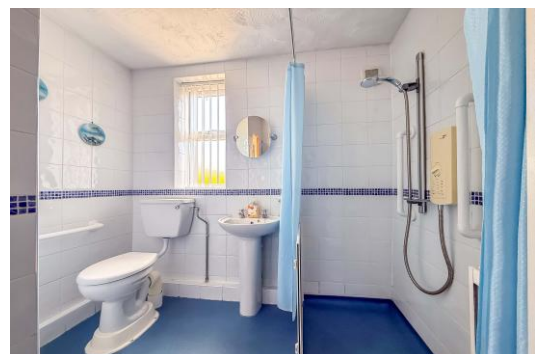
Wrought iron gated access to front, flagged driveway with off-road parking. Side gated access to well-tended rear garden, flagged patio, lawn, stocked borders, not overlooked, timber shed, and external water tap.

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.

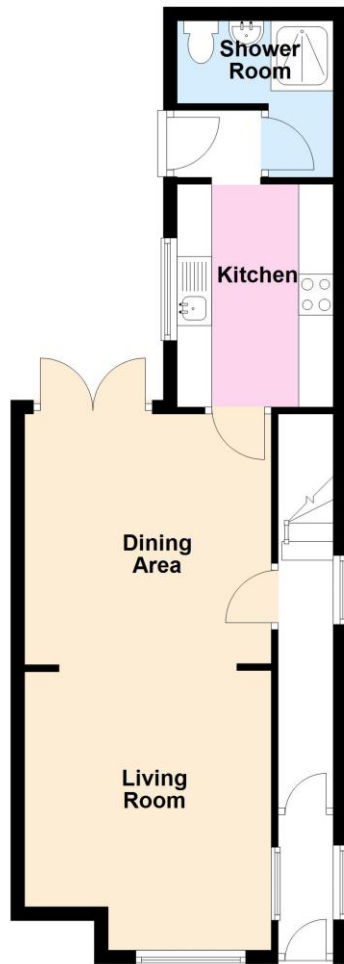
Tenure

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



Ground Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 89.8 sq. metres (967.1 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.