



**15 Dunster Road
Hillside, PR8 3AG, £550,000
'Subject to Contract'**

This fabulous double-fronted semi-detached home is located in the highly sought-after Hillside area of Southport, renowned for its proximity to championship golf courses, including the Royal Birkdale, which will host the Open Championship next year. The property offers excellent commuter links via the Southport to Liverpool line, and is close to popular primary and secondary schools. Extended and beautifully presented throughout, the home features a spacious reception room leading to a dining area ideal for entertaining, a study, and a versatile cinema room. The ground floor also provides a WC and utility room. At the heart of the home is a stunning rear extension, with Velux windows flooding the space with natural light. This area boasts a modern kitchen and living-dining space, with twin sets of bi-fold doors opening to enclosed, mature gardens at the rear. On the first floor, there are four bedrooms, including a second bedroom with an en-suite shower room, plus a family bathroom. The property offers ample parking for multiple vehicles, and the rear gardens are beautifully established. Early viewing is highly recommended.

Enclosed Entrance Vestibule

Composite style outer door including double glazed and leaded inserts leading to vestibule enclosed with building cabinetry housing electrical consumer unit in metres to one wall, woodgrain vinyl covered flooring, hanging space and recess spot lighting. Glazed inner door leads to...

Entrance Hall

Spacious entrance hall with turned staircase to 1st floor including handrail spindles and newel post. Useful under the stairs storage cupboard access. Door to ground floor WC. Separate internal doors lead to entertainment room. Family living spaces with recess spot lighting and 'Karndean' woodgrain style flooring laid.

Living Room - 4.75m x 3.45m (15'7" x 11'4" into recess)

UPVC double glazed window to front of property, attractive modern style gas fired stove to chimney breast with TV point over and partial wall panelling. Glazed Bi-fold doors provide access to...

Dining Room - 3.73m x 3.45m (12'3" x 11'4")

'Karndean' flooring laid, fabulous entertainment space providing well flowed access to family kitchen dining area.

Kitchen/Entertaining Room - 3.89m x 7.32m (12'9" x 24'0" overall measurements)

Fabulous entertaining space extended to rear of property with vaulted ceiling including a number of 'Velux' double glazed skylights maximising natural light. The twin set of Bi-folding doors with fitted blinds providing access opening to the composite style deck terrace and garden area to the rear. The entertaining space fitted with 'Karndean' flooring flows effortlessly to a modern style breakfast kitchen with a number of built-in modern style grey gloss base units, including cupboards and drawers, pan cupboards or pan drawers, wall cupboards with under unit spotlighting. The central island unit also provides further built-in cupboards and appliances, including Quartz Granite working surfaces and inset one and a half bold sink unit with rinsing tap and drainer. Appliances include electric double oven and warming drawer, five ring induction style hob with built-in extractor over, wine cooler and further dishwasher. The family space also includes a gas fired stove and open plan access leading to utility/office also housing space for freestanding fridge freezer and door to separate enclosed utility. There is recessed spot lighting and exposed brick tiling to a number of walls creating the perfect ambience.

Study Area - 2.39m x 3.23m (7'10" Reducing to 5' 11" x 10'7" overall measurements)

Open plan access off main living dining kitchen with 'Karndean' flooring continued, useful wall cabinetry and shelving with space for freestanding fridge freezer. Recessed spotlighting and door leads to...

Utility Room - 1.63m x 2.39m (5'4" x 7'10")

UPVC double glazed window to side, built-in base units with cupboards and drawers, wall cupboards and single bowl circular style sink unit with mixer tap and drainer. Working surfaces also conceal plumbing for washing machine and space for tumble dryer.

Ground Floor WC - 1.55m x 0.86m (5'1" x 2'10")

Opaque UPVC double glazed window to side, midway wall tiling with tiled flooring, two piece suite comprising of low-level WC, wall mounted vanity wash handbasin with mixer tap and cupboard below, recess spot lighting.

Family Entertainment/Cinema Room - 5.03m x 2.59m (16'6" x 8'6" overall measurements)

Formally the integral garage now converted into a fabulous cinema/entertaining space with opaque UPVC double glazed windows to side, UPVC double glazed window to front and wall panelling to one wall. Recess spot lighting.

First Floor Landing

UPVC double glazed window to front with fitted roller blinds, recessed spot lighting and loft access.

Bedroom 1 - 4.78m x 3.48m (15'8" x 11'5" to rear of wardrobes)

UPVC double glazed window to front of property with fitted roller blinds, built-in wardrobes with drawers and shelving, including kneehole dressing table and drawers and matching bedside cabinetry.

Bedroom 2 - 3.73m x 3.45m (12'3" x 11'4" to rear of wardrobes)

UPVC double glazed window overlooks rear of property with fitted roller blinds, built-in wardrobes with hanging space and shelving, including overhead cabinetry and fitted drawers. Separate kneehole dressing table and drawers and bedside cabinet.

Bedroom 3 - 4.14m x 2.72m (13'7" into entry door recess x 8'11")

UPVC double glazed window to front of property, inner door leads to...

Shower Room - 1.8m x 1.68m (5'11" x 5'6")

Opaque UPVC double glazed window to side, modern style three-piece suite comprising of low-level WC, pedestal wash handbasin with mixer tap and corner step in shower enclosure with plumbed in thermostatic shower. Tiled walls and flooring, vanity cupboard to one wall, panel ceiling with recess spot lighting and extractor

Bedroom 4 - 2.39m x 2.69m (7'10" x 8'10")

UPVC double glazed window to rear of property currently arranged as a home office space

Family Bathroom - 2.41m x 1.88m (7'11" x 6'2")

Opaque UPVC double glazed window with three-piece modern style white suite, including low-level WC, wall mounted vanity wash handbasin with drawers below and mixer tap including vanity style cabinet above and twin grip panel bath with glazed shower screen, mixer tap and thermostatic shower. Tiled walls and flooring with chrome ladder style heated towel rail and panelled ceiling with recessed spotlighting and extractor.

Outside

The property occupies a slightly elevated generous plot with block paved driveway access to front providing off-road parking for numerous vehicles. The shaped lawn with wall borders, plants and shrubs leads to the side flagged access via a secure gate to enclosed rear garden. The rear garden is well planned with composite deck terrace area, shaped lawn with edged borders, well stocked with a variety of plants, shrubs and trees. There is also a garden store and the rear garden is well screened, being not directly overlooked and perfect for families and children.

Council Tax

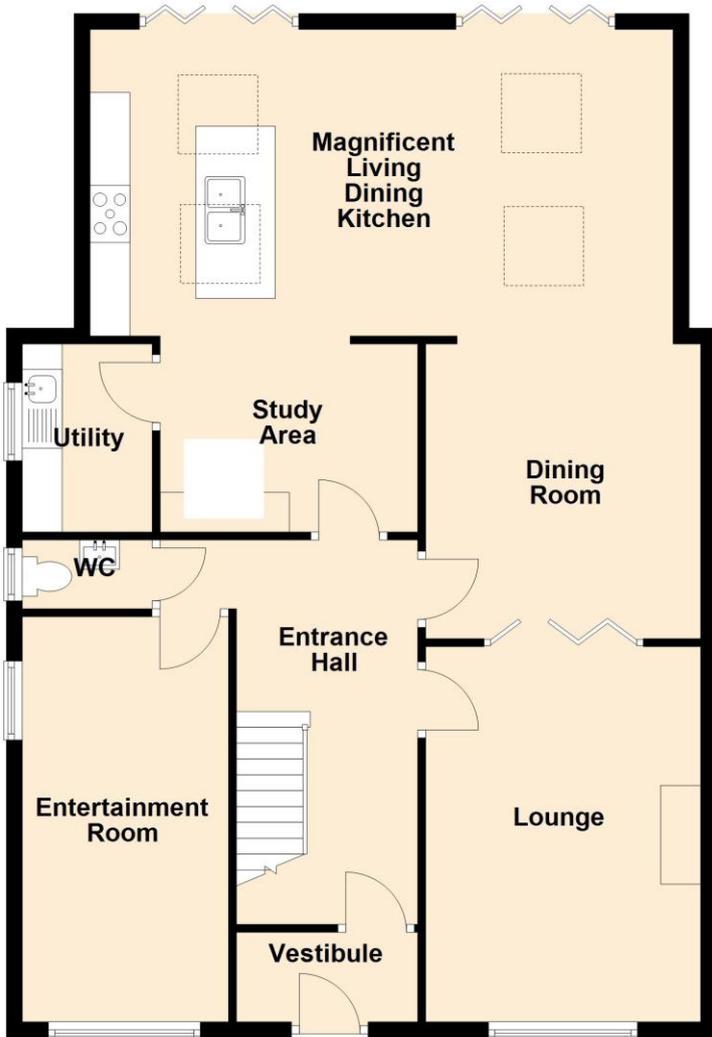
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Tenure

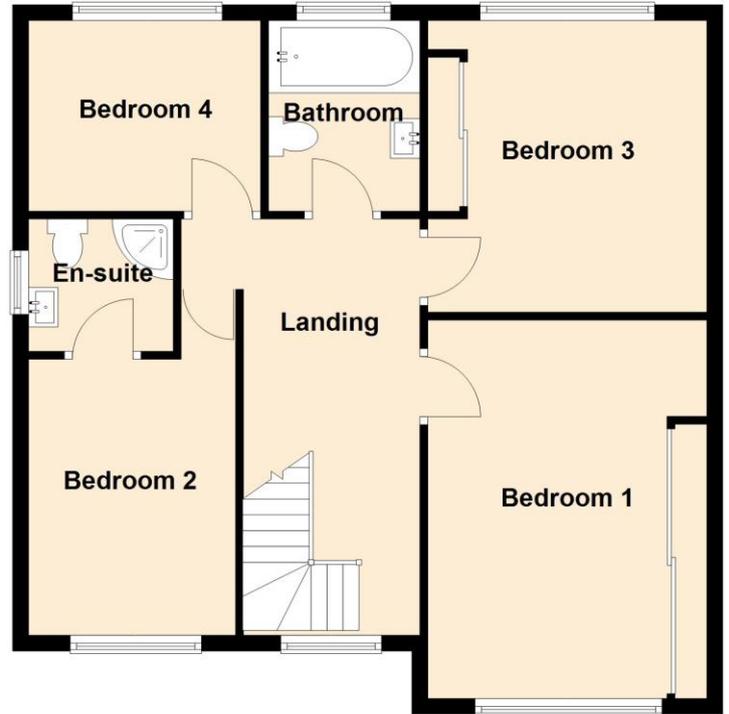
Freehold.



Ground Floor



First Floor



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