



Canning Road, Southport, PR9



£180,000

- NO ONWARD CHAIN
- Extended Semi-Detached Property
- Deceptively Spacious
- Living Room & Kitchen/Diner
- 3/4 Bedrooms
- 2 Bathrooms
- Freehold
- EPC rating C



This traditional family home stands on a generous plot offering off-street parking and a spacious rear garden. Extended to the side and deceptively spacious this 4-bedroom family property is welcomed to the market with no onward chain and located in a popular residential location.

In need of general re-decoration this property is ideally suited for a variety of buyers such as first time buyers or investors alike. To the ground floor the accommodation comprises of a hallway, large living room, kitchen/diner and the added benefit of a side extension, this could lend itself to an extra reception room or downstairs bedroom due to its connecting wet room style shower room. Similarly to the ground floor the spacious feel continues, with 3 decent sized bedrooms and a modern family bathroom.

Externally there are good sized gardens to both the front and rear. The front has been paved allowing parking for 2 cars whilst still maintaining a lawn area helping to add to the property's curb appeal. The rear garden is lawned whilst also having the benefit of a large pergola and shed.



Entrance Hall

Entering via a composite front door into an entrance hall which provides access to both reception rooms and a staircase to first floor

Living Room 3.59m x 4.8m (11'10" x 15'8")

Twin windows to the front aspect allowing ample natural light. Door leading...

Kitchen/Diner 2.6m x 4.85m (8'6" x 15'11")

The kitchen has a range of cabinets with contrasting countertops which are complimented by a matching breakfast bar. Range of integrated appliances including height level double oven, gas hob and extractor.

Reception Room/Bedroom Four 2.84m x 2.84m (9'4" x 9'4")

An extension to the side creates excellent extra space and has the benefit of a wet room style shower room. This could be ideal for elderly relatives or just a family needing that little extra space.

Stairs & Landing

A 1/4 turn staircase leads to the first floor and landing area which has doors to all rooms and a window to the side aspect.

Bedroom One 3.64m x 3.44m (11'11" x 11'4")

Window to the front aspect and a range of wardrobes.

Bedroom Two 2.58m x 3.27m (8'6" x 10'8")

Window to the rear aspect. Built in storage/ wardrobe.

Bedroom Three 2.67m x 2.22m (8'10" x 7'4")

Window to front aspect and finished with laminate flooring.

Family Bathroom 1.39m x 2.38m (4'7" x 7'10")

Window to the rear aspect. A modern bathroom comprises a pedestal sink, WC and bath with shower over and a glass screen. Partially tiled with attractive subway tiles.

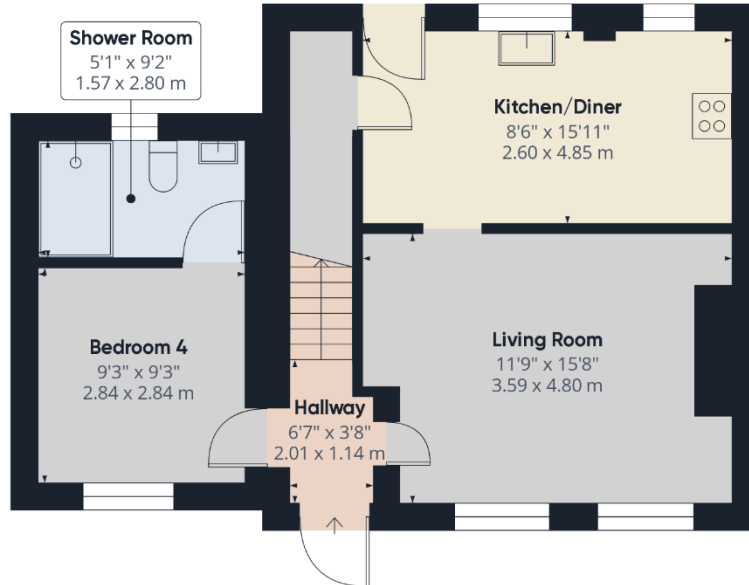
External

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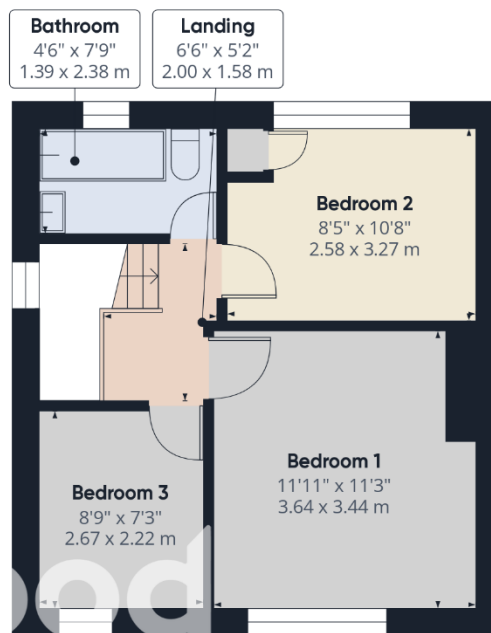
Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

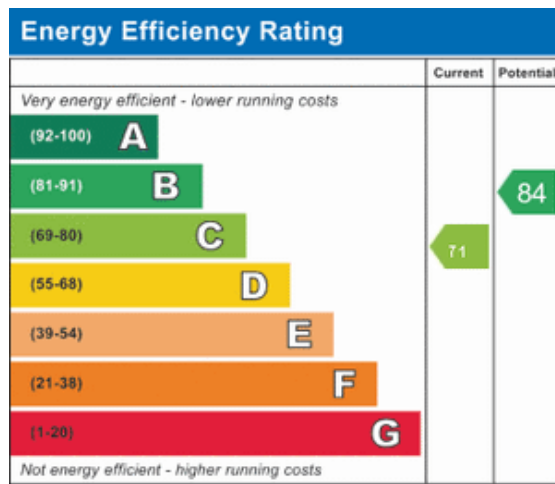




Floor 0



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