



**9 Morven Grove  
Southport, PR8 6AY £280,000  
'Subject to Contract'**

Situated in a popular residential area, this charming Victorian semi-detached house offers a blend of historical character and modern living, perfect for those seeking comfort and convenience. Tastefully decorated and appointed throughout the centrally heated and double glazed accommodation includes; two versatile reception rooms, a fitted dining kitchen, three well-proportioned bedrooms and a family bathroom. This home is ideal for family life and entertaining. Outside, established gardens and ample off-street parking enhance its appeal, all within easy reach of popular local primary and secondary schools, local amenities and transport links at Meols Cop station, on the Southport to Manchester Commuter Line.

### Enclosed Vestibule

UPVC outer door with double glazed, leaded and stained glass insert. Half tiled walls. UPVC inner door with double glazed insert leading to...

### Entrance Hall

Woodgrain laminate flooring with stairs to the first floor.

### Lounge - 4.22m x 3.71m (13'10" x 12'2")

UPVC double glazed bay window. Pebble effect electric fire with attractive surround and tiled interior and hearth.

### Rear Lounge - 3.73m x 3.99m (12'3" x 13'1")

UPVC double glazed window, large open recess to chimney breast with oak over mantle and log burner. Fixture cupboards and book/display shelving to recesses.

### Dining Kitchen - 6.71m x 2.64m (22'0" x 8'8")

Woodgrain laminate flooring, white enamel sink unit with single drainer and mixer tap, a range of base units with cupboards and drawers, wall cupboards, wine rack, woodgrain working surfaces and under unit lighting. A range of appliances including 'Neff' four ring induction hob with cooker hood above, split level 'Hotpoint' 1 1/2 electric oven, integrated fridge freezer, dishwasher and washing machine. UPVC double glazed windows to the side and rear and UPVC double glazed door. Dining area. Useful under stairs storage cupboard off.

### First Floor Landing

UPVC double glazed window. Drop down ladder providing access to a boarded loft space and walk in cupboard housing the 'Baxi' gas central heating boiler.

### Bedroom 1 - 4.14m x 4.37m (13'7" into bay x 14'4" to front of wardrobes)

Built in wardrobes and overhead storage cupboards, dressing table and drawers. UPVC double glazed bay window and further window overlooking the front garden.

### Bedroom 2 - 3.73m x 3.15m (12'3" x 10'4")

Woodgrain laminate flooring and UPVC double glazed window.

### Bedroom 3 - 3.43m x 2.69m (11'3" x 8'10")

Laminate flooring and UPVC double glazed window.

### Bathroom - 1.65m x 2.44m (5'5" x 8'0")

UPVC double glazed window, pedestal wash hand basin, low level WC, P shaped panelled bath with thermostatic, handheld and rain head showers and shower screen. Part wall tiling, chrome towel rail/radiator and UPVC double glazed window.

### Outside

The property stands in good sized established gardens to the front and rear. The extensive rear garden is screened with fencing, having lawn, patio areas and timber shed. There is off road car parking for two cars to the front and a further two car parking spaces across the road.

### Council Tax

Sefton MBC Band C

### Tenure

Freehold



Ground Floor



First Floor



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