



**15 Ferryside Lane
Southport, PR9 9FL, £275,000
'Subject to Contract'**

This much sought-after “Howard-built” three-bedroom dormer-style home has been beautifully modernised and improved throughout. Step into a spacious entrance hall with a turned staircase leading to the first floor. The ground floor offers a convenient shower room with WC, two generous reception rooms, one currently arranged as a dining room, and a modern fitted kitchen that leads seamlessly into a sunroom with a breakfast area overlooking the rear gardens. The well-presented exterior features off-road parking for multiple vehicles, secure side access, and a detached garage erected in recent years. The rear garden is a delightful retreat, well-stocked yet easy to maintain, with a patio and lawn. Enjoy a westerly aspect on the sunny side of the road. Ideally located near the A565, shops, amenities (including a pharmacy and doctor’s surgeries on Fylde Road), and both Churchtown and Crossens villages. With easy access to Preston, the Southport Coastal Road, and nearby nature reserves, perfect for dog walks, this is an opportunity not to be missed!

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Enclosed Entrance Porch

Upvc double glazed outer door and opaque Upvc double glazed inner door leads to...

Entrance Hall

Turned staircase leads to first floor with handrail and newel post. Doors lead to main accommodation and further door leading to...

Ground Floor Shower Room/WC - 1.65m x 1.35m (5'5" x 4'5" excluding shower recess)

Opaque Upvc double glazed window, three-piece modern white suite comprising of low-level WC, pedestal wash hand basin with waterfall-style mixer tap, and step-in shower enclosure to recess with plumbed-in shower. Useful separate cupboard to under stairs. Ground floor shower room finished with ladder-style chrome heated towel rail.

Lounge - 5.36m x 3.45m (17'7" x 11'4" into recess)

Upvc double glazed bow bay window to front of property, wall light points, and contemporary electric fire.

Rear Lounge/Dining Room - 4.65m x 3.45m (15'3" x 11'4")

Upvc double glazed double patio doors and side windows lead to garden and patio area at the rear.

Bedroom 3/Snug - 2.62m x 2.69m (8'7" x 8'10")

Upvc double glazed window to front.

Kitchen - 3.35m x 2.67m (11'0" x 8'9")

Upvc double glazed window with separate Upvc double glazed door leading to sunroom/breakfast area at the rear. Kitchen comprises a range of built-in shaker-style base units with cupboards and drawers, wall cupboards, under unit lighting, and working surfaces incorporating one-and-a-half bowl sink unit with mixer tap and drainer. Part wall tiling. Wall cupboard houses the Ideal combination-style central heated boiler system. Appliances include Bosch electric oven, four-ring ceramic-style hob, plumbing is available for washing machine, and further space for freestanding fridge/freezer. Woodgrain laminate-style flooring, recessed spotlighting to kickboards.

Sunroom - 1.57m x 2.69m (5'2" x 8'10")

Upvc double glazed door and windows overlook gardens to the rear. Useful breakfast area with electric light and power supply.

First Floor Landing

Opaque Upvc double glazed window to side, loft access, built-in cupboard to eaves for storage purposes.

Bedroom 1 - 3.91m x 2.97m (12'10" x 9'9" to front of wardrobes)

Upvc double glazed window. Fitted wardrobes including overhead storage cupboards, hanging space, and shelving to the length of one wall.

Bedroom 2 - 3.84m x 3.48m (12'7" x 11'5")

Upvc double glazed window overlooks rear of property.

Bathroom/WC - 2.69m x 1.8m (8'10" x 5'11")

Opaque Upvc double glazed window. Three-piece modern white suite comprising of low-level WC, pedestal wash hand basin with mixer tap, and P-shaped panel bath with curved shower screen, plumbed-in shower, part wall tiling, and ladder-style chrome heated towel rail.

Outside

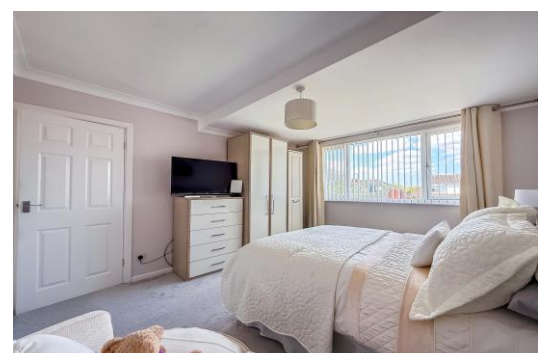
Flagged driveway access to front provides off-road parking via double gates for numerous vehicles, with lawn to front. Access continues via secure side entry and timber double gates to the rear of the property, which includes a detached garage measuring 20'2" x 9'2", recently erected in the last couple of years and including electric light and power supply. The rear garden is very well presented and arranged for ease of maintenance, with flagged patio and laid to lawn areas, loose stone borders, plants and shrubs, all enclosed by fencing.

Council Tax

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

Tenure

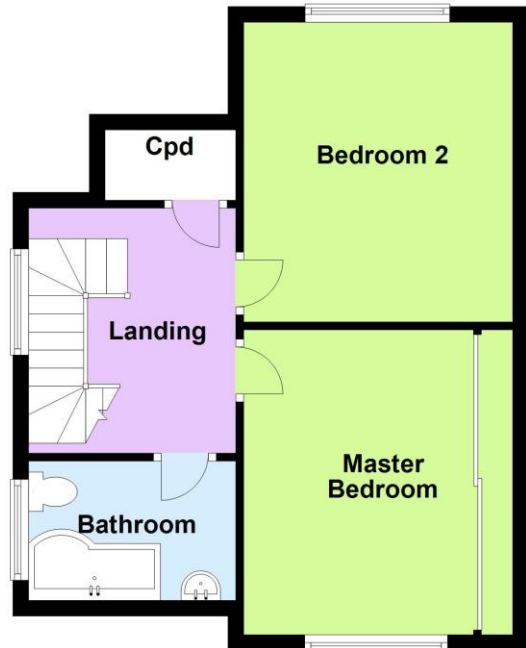
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.