



**70 Bispham Road
Southport, PR9 7DF, £190,000
'Subject to Contract'**

Located on popular Bispham Road, this charming “doors-together” semi-detached family home offers a superb location for families, with convenient access to local Schools, shops, and the Southport to Piccadilly commuter line. The home features two inviting open-plan reception rooms, a well-appointed kitchen leading out to a mature, enclosed rear garden, and a ground-floor bathroom with WC. Upstairs, you’ll find three comfortable bedrooms and an additional WC. With off-road parking and ample charm, this home must be viewed to be fully appreciated.

Enclosed Entrance Vestibule

Upvc double glazed outer door. Midway wall panelling, inner door leading to....

Entrance Hall

Hanging space to one wall. Stairs to the first floor with twin handrail. Door to....

Dining Room - 3.38m x 3.58m (11'1" x 11'9" into recess)

Upvc double glazed window to the rear. Cupboard access to understairs. Archway leads to lounge, door to kitchen.

Front Lounge - 4.14m x 3.53m (13'7" into bay x 11'7" into recess)

Upvc double glazed bay window to front, ceiling rose.

Kitchen - 2.9m x 2.24m (9'6" x 7'4")

Upvc double glazed window and door to rear. Door to under stairs cupboard. A range of base units include, cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit, mixer tap and drainer. Appliances include; electric oven, four ring ceramic style hob and extractor over. Space available for free standing fridge freezer. Plumbing for washing machine. Partial wall tiling, door leads to....

Ground Floor Bathroom/WC - 2.06m x 2.18m (6'9" x 7'2")

Opaque Upvc double glazed window. Three-piece white suite comprising of low-level WC, twin grip panelled bath with folding shower screen, mixer tap and shower attachment. Pedestal wash hand basin. Wall cupboard houses 'Worcester' combination style central heating boiler. Partial wall tiling.

First Floor

Split level landing, with main landing leading via inner hall to front bedroom and WC. 1/2 landing leads to bedroom 3.

Bedroom 1 - 3.33m x 3.43m (10'11" x 11'3" into recess)

Upvc double glazed window.

WC - 2.08m x 1.09m (6'10" x 3'7")

Upvc double glazed window, low level WC, pedestal wash hand basin with tiled splash back.

Bedroom 2 - 3.38m x 2.87m (11'1" x 9'5" into recess)

Upvc double glazed window overlooks rear.

Bedroom 3 - 2.57m x 2.26m (8'5" x 7'5")

Upvc double window overlooks rear.

Outside

Flagged driveway to front provides off road parking. Side access leads to enclosed rear garden. The extensive garden is prominently loose stone, flagged patio and laid to lawn. Timber shed.

Council Tax

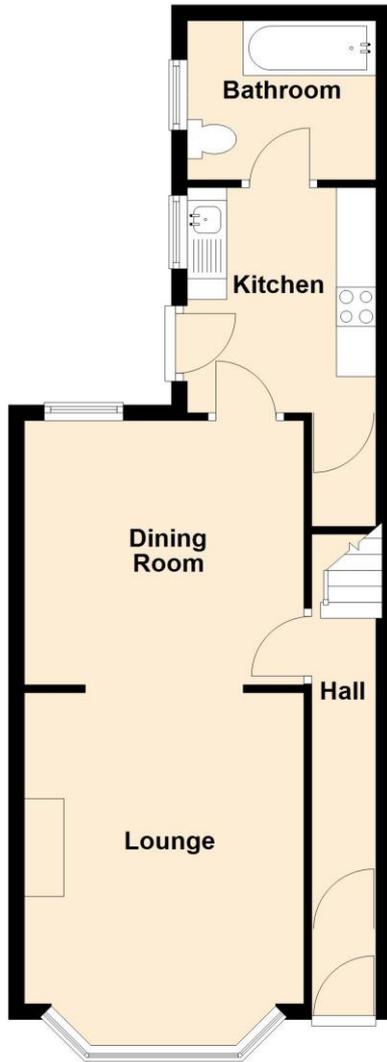
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

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



Ground Floor



First Floor



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.