



AI ENHANCED  
Chris Tinsley

**39 Dodworth Avenue  
Southport, PR8 6JP, £225,000  
'Subject to Contract'**

This fabulous, extended, and modernised semi-detached family home is truly a standout. The interior has been meticulously arranged to high specifications. A welcoming entrance hall leads to a lounge featuring a media unit over a contemporary fireplace. Flowing through, you'll find a sleek, modern kitchen with built-in appliances and a breakfast area. Open-plan access continues to a light-filled orangery with a lantern roof, a second media station, and an electric remote-control fire. Double doors open onto a patio with a partially covered entertainment area. Upstairs, there are three bedrooms and a modernized shower room with WC. Off-road parking for multiple vehicles completes the picture. Perfectly located on Dodworth Avenue, you're just moments from Southport Football Ground, KGV, local shops, the A565 commuter link, and the newly built retail estate with Sainsbury's, Tesco, Aldi, and links to Ormskirk and Liverpool.

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*Southport's Estate Agent*

## Entrance Hall

Composite-style entrance door leading to entrance hall with woodgrain laminate-style flooring and staircase leading to first floor with handrail. Glazed double doors lead to...

## Lounge - 4.57m x 3.56m (15'0" x 11'8" into recess)

Upvc double-glazed bow-bay window to front of property, woodgrain laminate-style flooring continues, wall light points. Modern contemporary electric remote-control fireplace inset with media unit over. Door leads to...



## Breakfast Kitchen - 2.69m x 4.44m (8'10" x 14'7")

Modern breakfast kitchen with a range of attractive white-gloss base units including cupboards and drawers, wall cupboards, and "Quartz Granite" working surfaces with inset single-bowl sink unit, rinser tap, and drainer. Appliances include electric oven, four-ring ceramic-style hob with funnel-style extractor hood above, plumbing for washing machine, and space for freestanding fridge-freezer. Partial wall tiling, cupboard to under stairs with meters and consumer unit, woodgrain laminate-style flooring continues. Open-plan access with wall recess leads to...



## Garden Room - 2.9m x 3.99m (9'6" x 13'1")

Upvc double-glazed double doors and windows complete with easy-fit integral blinds lead to garden at the rear. Attractive glazed lantern-style roof maximizes natural light with fitted blinds, recessed spot lighting, and woodgrain laminate-style flooring. (We understand the garden room extension to be of timber framed construction)



## Landing

Opaque Upvc double-glazed side window, attractive modern glazed inserts to balustrade, and cupboard to over stairs also housing the combination-style central heated boiler system, hanging space, and shelving.

## Bedroom 1 - 4.04m x 2.59m (13'3" to front of wardrobes x 8'6")

Upvc double-glazed window, fitted wardrobes with hanging space and shelving, loft access.

## Bedroom 2 - 3.28m x 2.59m (10'9" x 8'6")

Upvc double-glazed window to rear of property.

## Bedroom 3/Dressing Room - 2.57m x 1.7m (8'5" x 5'7")

Upvc double-glazed window, loft point.



## Shower Room/WC - 1.63m x 1.75m (5'4" x 5'9")

Opaque Upvc double-glazed window, vanity wash hand basin incorporating low-level WC, mixer tap, and entry-level shower with glazed shower screen, plumbed-in overhead rainfall-style shower and separate handheld shower attachment. Wall cladding and panelled ceiling, recessed spot lighting.

## Outside

The property is accessed via flag driveway to front providing off-road parking for numerous vehicles. Secure side access via gate leads to a timber shed and separate store, and further most impressive open-plan entertainment area with garden pergola, trellis and electric light and power, perfect for entertaining. The enclosed rear garden is not directly overlooked, with established borders, well-screened, with patio arranged for ease of maintenance.



## 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.

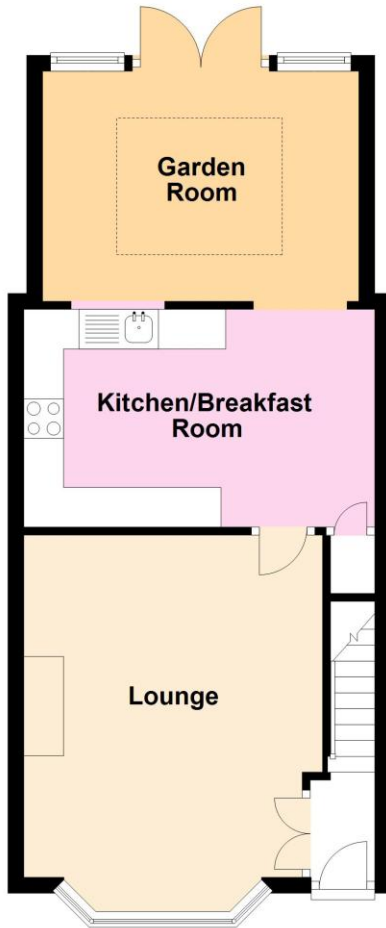
## Tenure

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.



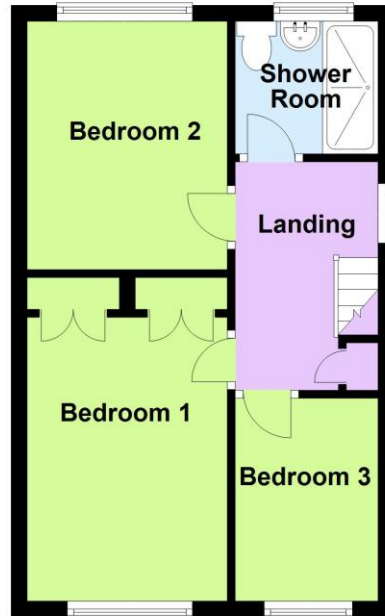
### Ground Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



### First Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



Total area: approx. 73.4 sq. metres (789.9 sq. feet)



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.