



**59 Preston New Road
Southport, PR9 8PA £340,000
'Subject to Contract'**

This larger-than-average, traditional 'doors-together' four-bedroom semi-detached family home boasts a mature plot, enlarged by two titles. The second title extends the front driveway, providing additional outdoor space and leading through to the rear garden. The property offers ample off-road parking for multiple vehicles and access to a garage. Inside, the accommodation features a reception hall with WC, two generous, well-presented reception rooms, and a modern breakfast kitchen overlooking delightful gardens. Upstairs, the landing leads to four bedrooms, one arranged as a home office, and a family bathroom with a WC. Ideally located, the home offers easy access to the A565 commuter links and is near Churchtown Village's array of shops, restaurants, bars, schools, and the Botanical Gardens.

Enclosed Entrance Vestibule

UPVC double glazed outer double doors, tiled flooring and original inner door with glazed, stained and leaded light insert and matching side windows leading to entrance hall.

Entrance Hall

Turn stairs lead to first floor with hand rail, spindles and newel post. Space panelling to plate rail, 'Karndean' flooring, door leads to useful under stairs storage cupboard. Internal doors lead to main accommodation and further door leads to...

WC - 1.17m x 1.17m (3'10" x 3'10")

Opaque UPVC double glazed window to side. Low level WC, vanity wash hand basin with tiled splash back and cupboards below. 'Karndean' flooring continues.

Living Room - 4.75m x 3.61m (15'7" into bay x 11'10")

UPVC double glazed bay window to front of property, 'Lancet' windows with glazed stained and leaded light feature to side. Coal effect electric fire with marble interior, hearth and wooden surround, picture rail and coving.

Sitting/Dining Room - 4.88m x 3.23m (16'0" x 10'7" into recess)

UPVC double glazed door with window leads to rear garden. Wall mounted electric fire. Karndean flooring, sitting room open plan to dining area with picture rail and coving.

Breakfast Kitchen - 6.48m x 2.26m (21'3" overall measurements x 7'5")

UPVC double glazed door and windows to side, also overlooking rear garden which is a definite feature. Breakfast area open plan to main kitchen, fitted with a range of modern style base units including cupboards and drawers, wall cupboards with under unit lighting and quartz granite working surfaces with one and a half bowl sink unit, mixer tap and drainer. Appliances include electric double oven, four ring ceramic style hob and concealed extractor over. Plumbing is available for washing machine, further space and recess for free standing fridge and kitchen incorporates glazed chine cupboards, part wall tiling and picture rail. Separate space is available for free standing fridge freezer.

First Floor Landing

Picture rail and loft access.

Master Bedroom - 4.8m x 3.12m (15'9" overall measurements from rear of wardrobes into bay x 10'3")

UPVC double glazed bay window overlooks front of property, fitted wardrobes and picture rail.

Bedroom 2 - 3.63m x 3.23m (11'11" x 10'7" to rear of wardrobes")

UPVC double glazed window overlooks delightful gardens to the rear. Fitted wardrobes with sliding doors, hanging space, shelving and picture rail.

Bedroom 3/Home Office - 3.07m x 2.08m (10'1" x 6'10")

UPVC double glazed window overlooks rear of property. Bedroom currently arranged as a home office but can readily converted back into a bedroom if required. Picture rail.

Bedroom 4 - 2.74m x 2.36m (9'0" to rear of wardrobes x 7'9")

UPVC double glazed window, fitted cupboard with fly over storage units and picture rail.

Bathroom/WC - 4.57m x 1.42m (15'0" x 4'8" overall measurements)

Three opaque UPVC double glazed windows to side. Four piece white suite comprising of low level WC, pedestal wash hand basin, panelled bath with telephone style mixer tap and shower attachment and step in shower enclosure with thermostatic shower. Tiled walls, 'Karndean' flooring and ladder style chrome heated towel rail.

Outside

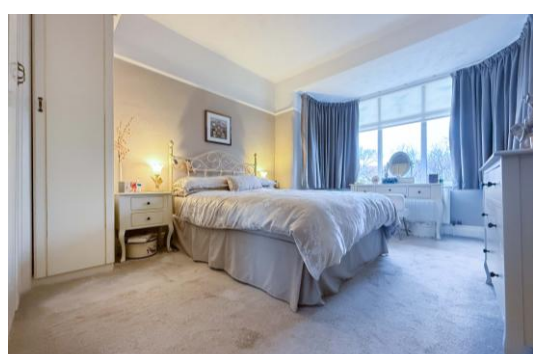
This property boasts a uniquely expansive and mature plot, set across two titles, which will be conveyed together on completion. The generous garden offers large side access with garage measuring 19'8" x 10'1" and a spacious patio leading to a beautifully shaped, manicured lawn. A charming fishpond with rockery and water feature adds a tranquil touch. The borders are lined with a variety of mature plants, shrubs, and trees, providing privacy. Plus, it backs onto the Larkfield Primary School playing field, ensuring it's not overlooked. There is also access to a charming Summer House, perfect for relaxing. At the front, a gated driveway provides ample off-road parking for multiple vehicles.

Council Tax

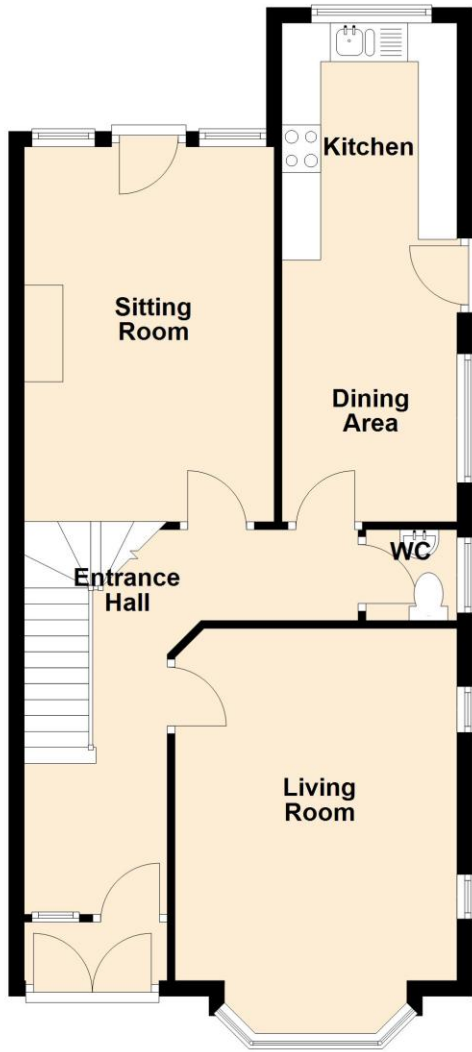
Sefton MBC Band D

Tenure

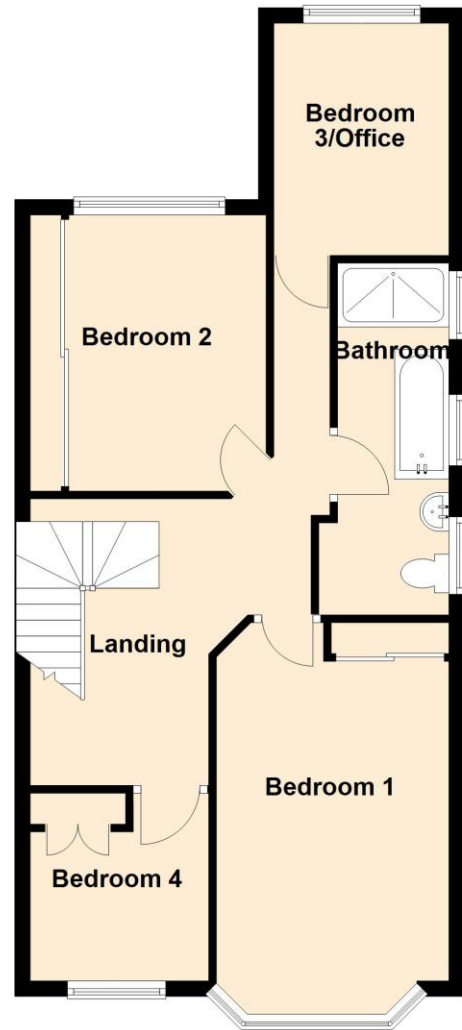
From our efforts, we can confirm that the property currently exists under two titles: one covering the main accommodation and a separate title for an additional piece of land. Over the years, the vendors have adapted these to create a significantly larger plot, including a garage. Both freehold titles will be conveyed simultaneously upon completion. We also understand that there is an annual ground rent payable of £6.30 per annum.



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.