



**30 Hereford Road
Southport, PR9 7DX £335,000
'Subject to Contract'**

This larger-than-average, sought-after “doors together” semi-detached family home sits on one of the area’s most popular roads, offering both space and convenience. Within close reach of highly regarded Primary and Secondary Schools, such as the Ofsted-worthy Norwood Primary, and with commuter links to Manchester Piccadilly nearby, it blends modern family living with excellent connectivity. Fully modernised and improved, you’re welcomed by a generous entrance hall from the vestibule. The ground floor boasts a front lounge, a separate sitting room, and an open-plan breakfast kitchen featuring a central island and modern appliances, perfect for entertaining. The flow continues through to a light-filled dining conservatory, and there’s the added convenience of a ground floor WC. Upstairs, three bedrooms await, with the main bedroom boasting a modern en-suite. The home is completed by a separate family bathroom with modern four piece suite. The rear garden, with its flagstone patio and lawn, is perfect for family enjoyment including secure off road parking, and generous in size.

Enclosed Entrance Vestibule

Opaque uPVC double-glazed outer door with useful base units housing electrical consumer unit and meters. Wall light point and glazed inner door leading to...

Entrance Hall

Woodgrain laminate flooring, staircase to first floor with handrail, spindles, and newel post. Under-stairs storage cupboard access. Door to ground floor WC with reduced head height, low-level WC, wash hand basin, partial wall tiling, tile effect flooring, and wall light point.

Front Lounge - 4.8m x 3.94m (15'9" into bay x 12'11" into recess)

Upvc double-glazed bay window to front. Living flame gas fire with cast iron interior over granite hearth, wooden fire surround, coving, and ceiling rose.

Sitting Room - 4.09m x 3.53m (13'5" x 11'7" into recess)

Upvc double-glazed double doors to rear garden, double-glazed side window, oak flooring. Doorway and step leading down open plan to...

Breakfast Kitchen - 5.26m x 3.43m (17'3" excluding entry recess x 11'3")

A beautifully appointed fitted kitchen featuring a range of base units complemented by a central island with breakfast bar, incorporating a 1½ bowl sink unit with mixer tap and drainer. Two Upvc double glazed windows to the side elevation provide excellent natural light. Integrated appliances include an AEG electric double oven and a four-ring gas hob with stainless steel extractor hood above, along with an integral dishwasher. There is plumbing for a washing machine, space for a tumble dryer, and a recess suitable for a freestanding American-style fridge freezer. A wall-mounted cupboard houses the Worcester combination boiler. The kitchen is further enhanced by part-tiled walls, porcelain tiled flooring, and recessed spotlighting, with an open archway leading through to...

Dining Conservatory - 2.84m x 3.58m (9'4" x 11'9")

Porcelain tiled flooring continued. Upvc double-glazed double doors and windows to enclosed rear garden. Samsung wall-mounted air conditioning unit.

Landing

Split-level landing access with skylight and loft point to larger-than-average loft, also split-level, ideal for future extension (subject to usual consents).

Bedroom 1 - 5m x 5.44m (16'5" into bay x 17'10" into recess)

Upvc double-glazed bay and single window to front. Door to...

En-suite Shower Room/WC - 2.74m x 1.14m (9'0" x 3'9")

Modern three-piece suite: low-level WC, pedestal wash hand basin with mixer tap, corner step-in shower enclosure with plumbed overhead shower and handheld attachment. Tiled walls and flooring, chrome heated towel rail, recessed spotlighting, extractor.

Bedroom 2 - 3.48m x 3.56m (11'5" x 11'8" into recess)

Upvc double-glazed window.

Bedroom 3 - 3.28m x 3.53m (10'9" into door recess x 11'7" to rear of wardrobes)

Upvc double-glazed window overlooking rear.

Family Bathroom/WC - 2.49m x 3m (8'2" x 9'10")

Two opaque Upvc double-glazed windows. Four-piece suite: low-level WC, pedestal wash hand basin, corner step-in shower with handheld attachment and plumbed centre shower, panel bath with central mixer tap and handheld attachment. Tiled walls and flooring, chrome heated towel rail, recessed spotlighting, extractor.

Outside

The property occupies a generous plot, one of the largest on the road. Wrought iron gated access to block-paved front driveway for multiple vehicles. Secure side gate leads to Secure side gated access leads via flagged patio area to the rear. The rear garden is laid to lawn with shaped and edged borders, well-stocked with a variety of plants, shrubs, and trees, perfect for families. In the agent's opinion, this is a standout feature, also including a timber garden shed.

Council Tax

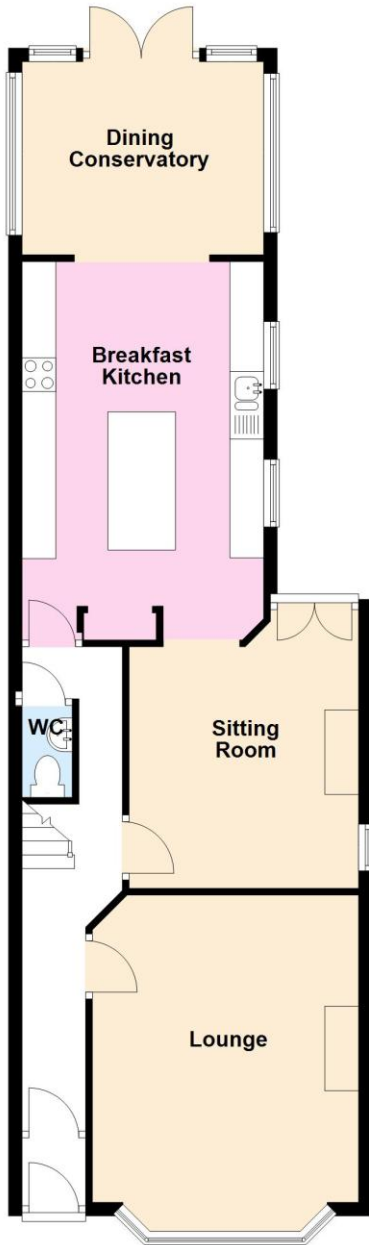
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold for the residue term of 999 years from the 1st November 1948 with a ground rent payable of £4 per annum. 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.