



**102 Cemetery Road
Southport, PR8 5EF £285,000
'Subject to Contract'**

This beautifully extended and modernized doors-together semi-detached home offers an ideal family lifestyle. Upon entering, the front reception room welcomes you with a cosy log-burning stove. To the rear, a second reception room flows into a show-stopping open-plan dining kitchen. The kitchen features grey shaker-style cabinetry, quartz worktops, and integrated appliances. The extension's vaulted ceiling and skylights flood the space with natural light, while bifold doors with easy-fit blinds open onto a generous, well-screened rear garden, perfect for indoor-outdoor living. Upstairs, three bedrooms and a landing, brightened by a skylight, lead to a modern four-piece bathroom suite. Outside, off-road parking for two vehicles sits on a block-paved driveway. Located near sought-after primary and secondary schools, Southport town centre, Lord Street's shops and dining, and the A565 commuter links (including Birkdale), convenience is truly at your doorstep.

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Southport's Estate Agent

Enclosed Entrance Vestibule

A Upvc double glazed outer double doors, Upvc double glazed inner door with stained and leaded insert overhead, leading to the entrance hall.

Entrance Hall

A modern-style entrance hall with stairs to the first floor, handrails, spindles, and newel post. Door to understairs storage cupboard. Wood grain laminate flooring, dado rail, picture rail, coving, and two slim-line radiators.

Lounge - 4.5m x 3.78m (14'9" into bay x 12'5" into recess)

Upvc double glazed bay window, log-burning stove inset to exposed brick chimney breast over granite hearth with wood painted fire surround. Wood grain laminate flooring, picture rail, and coving.

Sitting Room - 3.91m x 3.35m (12'10" x 11'0")

Upvc double glazed door to the rear, wood grain laminate flooring, picture rail, and coving.

Magnificent Dining Kitchen - 9.25m x 3.2m (30'4" x 10'6" overall measurements)

An impressive and beautifully designed open-plan living space, featuring Upvc double glazed windows to the side elevation with fitted roller blinds and a partially vaulted ceiling enhancing the sense of light and volume. Three "Dakra" double glazed skylights with integral blinds further flood the room with natural light, while bi-folding doors with easy-fit blinds open seamlessly to the outside, creating an ideal indoor-outdoor living environment. The room is finished with woodgrain-effect laminate flooring and incorporates a stylish grey shaker-style kitchen, fitted with a comprehensive range of base units and wall-mounted cupboards with under-unit lighting, complemented by Quartz work surfaces. A central island with breakfast bar provides both additional workspace and a sociable dining area. Integrated appliances include a fridge/freezer, dishwasher, microwave/oven combination, single oven, and a four-ring induction hob with extractor above, along with an integral refuse bin. There is plumbing for a washing machine, space for a tumble dryer, and recessed spotlighting to both the main and vaulted ceiling areas, completing this contemporary and highly functional space.

First Floor Landing

Split-level landing access with dado rail, overhead storage cupboard inset, and double glazed skylight maximizing natural light.

Bedroom 1 - 3.63m x 4.85m (11'11" x 15'11" to chimney breast)

Upvc double glazed window, wooden flooring, fitted wardrobe with flyover storage, bedside cabinets, drawers, spotlights, and separate knee-hole dressing table with drawers.

Bedroom 2 - 3.91m x 3.3m (12'10" x 10'10" into recess)

Upvc double glazed window, tiled fireplace, wood grain laminate flooring, and picture rail.

Bedroom 3/Office - 1.98m x 1.83m (6'6" x 6'0")

Upvc double glazed window, ideal for nursery or home office.

Family Bathroom/WC - 3m x 1.68m (9'10" x 5'6")

Upvc double glazed window, four-piece modern white suite: low-level WC, vanity wash basin with mixer tap, panel bath with mixer tap, entry-level shower enclosure with plumbed rainfall shower and handheld attachment. Tiled walls, vanity wall mirror, spotlights, extractor, and ladder-style heated towel rail.

Outside

Block-paved driveway to the front with off-road parking, composite secure side gate leading to extensive rear gardens. Rear garden features a large patio, shaped lawn, established borders with shrubs and trees, well-screened, ideal for families, and includes a timber garden shed.

Council Tax

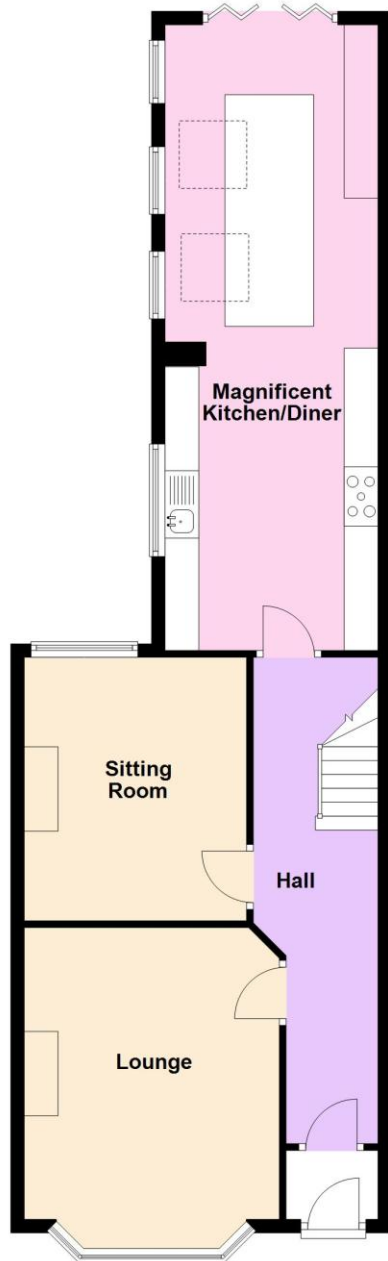
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

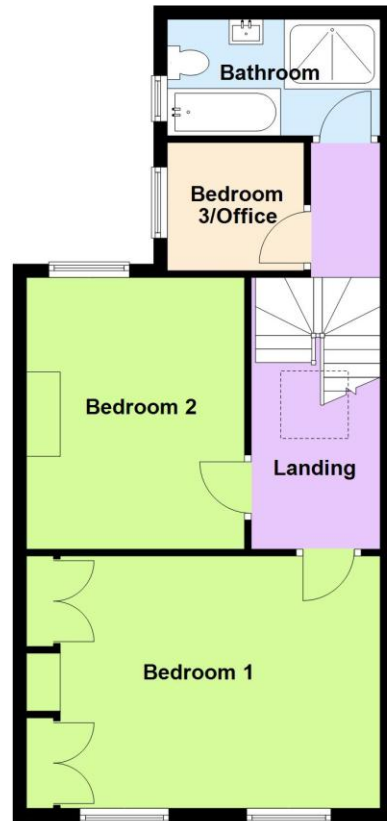
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



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.