



**114 Preston New Road
Southport, PR9 8PJ £235,000
'Subject to Contract'**

This three-bedroom semi-detached family home offers an excellent opportunity for buyers looking to undertake a programme of modernisation and improvement, providing the perfect blank canvas to create a home tailored to personal taste. The accommodation is arranged with two generous reception rooms leading from the entrance hall, together with a ground floor WC. To the rear, the dining room opens seamlessly to the kitchen, creating a sociable space ideal for entertaining and with direct access to the established gardens and adjoining lean-to/conservatory. To the first floor there are three bedrooms and a family bathroom, while a fixed staircase leads to a second-floor loft room, which we understand does not currently have building regulations approval. The gardens are well established and enjoy a generous corner plot, with the added benefit of off-road parking accessed from Lexton Drive. The property is ideally located within easy reach of the historic village of Churchtown, which offers a variety of specialty shops, bars, and restaurants, together with excellent commuter links and both Primary and Secondary Schools close by.

Enclosed Entrance Vestibule

Arched Upvc double glazed outer double doors leading to enclosed vestibule with tiled flooring and inner door with glazed stained and leaded light inserts and further matching glazed stained and leaded light side windows leading to...

Entrance Hall

Turn stairs lead to first floor with hand rail and newel post, space panelling to plate rail and ceiling moulding, ceiling rose. Cupboard to under stairs and further door leading to...

WC

Located to under stairs including areas of reduced head height with Upvc double glazed side window, low level WC, pedestal wash hand basin and tiled walls.

Lounge - 4.32m x 3.61m (14'2" into bay x 11'10" into recess)

Upvc double glazed bay window with glazed stained and leaded light encased transoms over. Fireplace to recess with marble surround to chimney breast. Picture rail, ceiling moulding.

Dining Room - 4.62m x 3.45m (15'2" x 11'4" into recess)

Upvc double glazed window overlooks rear of property, tiled and painted fire surround to chimney breast with painted hearth and interior. Tiled flooring and picture rail. Archway provides open plan access leading to....

Kitchen - 3.05m x 3.2m (10'0" x 10'6" into side bay)

Upvc double glazed square bay with inset Upvc double glazed French doors and windows leading to enclosed garden at the side and rear. Upvc double glazed window and door to rear porch/ conservatory. Wall mounted 'Ideal' central heated boiler system. Kitchen incorporates a range of built in base units with cupboards and drawers, wall cupboards and working surfaces including one and half bowl sink unit, mixer tap and drainer. Electric oven with four ring gas hob and extractor over. Plumbing for washing machine, part wall tiling and tiled flooring.

Rear Porch/ Conservatory - 1.35m x 2.08m (4'5" x 6'10")

Upvc double glazed window and doors to rear.

First Floor Landing

Upvc double glazed side window, picture rail and loft access. Inner landing access provides fixed staircase to first floor loft room which we understand to currently have no building regulations or planning approval.

Bedroom 1 - 4.11m x 3.61m (13'6" into bay x 11'10" to rear of wardrobes)

With access via inner hall off main landing including Upvc double glazed bay window to front, fitted wardrobes, built in cupboard to under stairs and picture rail.

Bedroom 2 - 4.24m x 3.45m (13'11" x 11'4" to rear of wardrobe)

Upvc double glazed window overlooks rear, fitted wardrobe and drawers, picture rail.

Bedroom 3/ Office - 2.82m x 2.16m (9'3" x 7'1")

Upvc double glazed window.

Bathroom - 3.2m x 2.31m (10'6" overall x 7'7")

Upvc double glazed window to side and rear. Four piece white suite comprising of low level WC, pedestal wash hand basin, step in shower enclosure with 'Triton' electric shower unit and twin grip panelled bath with mixer tap and partial wall tiling.

Second Floor

Loft Room - 5.51m x 3.94m (18'1" x 12'11" overall including areas of reduced head height)

We understand the loft room to have no regulations or planning approval. Limited height with velux windows maximising natural light and woodgrain laminate style flooring.

Outside

The property enjoys established gardens to front side and rear, well stocked with a variety of plants, shrubs and trees. Flagged driveway access just off Lexton Drive provides off road parking.

Council Tax

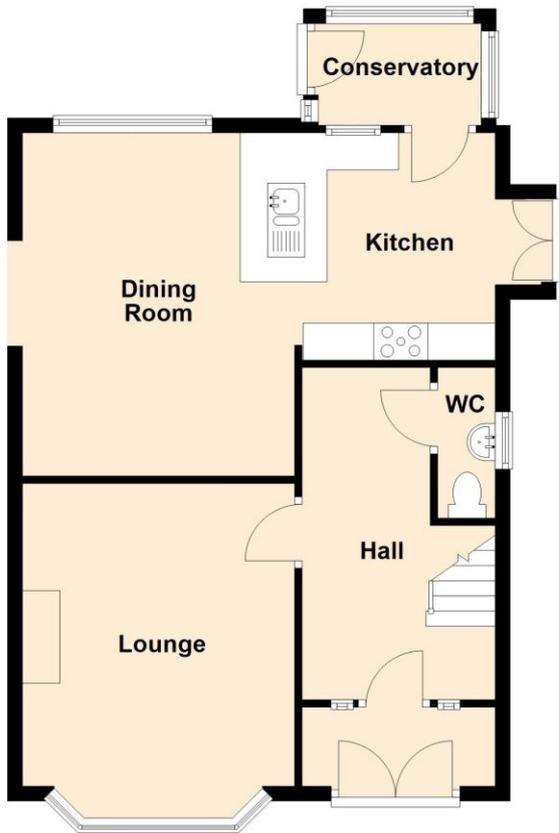
Sefton MBC band C.

Tenure

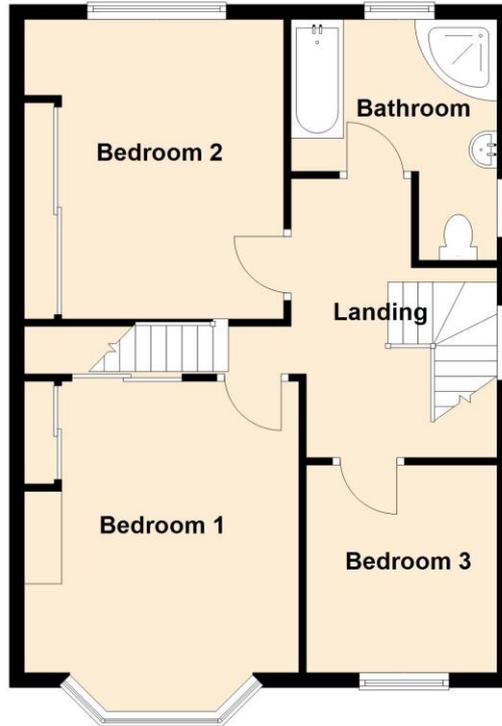
Freehold.



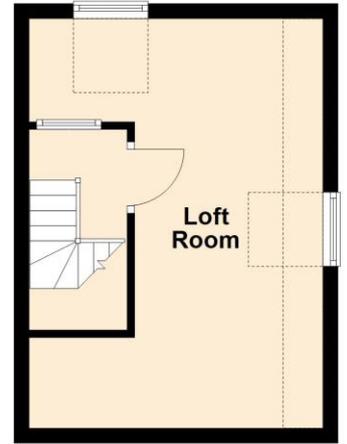
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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.