



## Lonsdale Road, Southport PR8 6NL

Occupying a quiet cul de sac position and offering for sale with no onward chain, this extended and well presented, three bedroom, semi detached house must be viewed to be fully appreciated.

Installed with gas central heating and uPVC double glazed throughout, the deceptively spacious accommodation briefly comprises: Entrance Vestibule, Hall, Shower Room, Living Room, Lounge and fitted Kitchen/Dining Room to the ground floor with Three Bedrooms (one with En-Suite Shower Room) and a family Bathroom to the first floor.

Outside, the front has gated access to a paved driveway with established borders. The rear garden is a particular feature being a very good size with paved patio leading to extensive lawn and well stocked mature borders.

Lonsdale Road is a turning off Town Lane, with public transport facilities to the town centre being readily accessible. There are a number of schools and King George V Sixth Form College within the vicinity.



**Price: £249,000 Subject to Contract**

## Ground Floor:

### Entrance Vestibule

### Hall

**Lounge** - 3.94m x 3.3m (12'11" plus bay x 10'10")

**Living Room** - 4.6m x 3.3m (15'1" x 10'10" max)

**Kitchen/ Dining Room** - 5.26m x 4.09m (17'3" overall x 13'5" plus recess)

**Shower Room** - 2.92m x 1.3m (9'7" x 4'3")

## First Floor:

### Landing

**Bedroom 1** - 3.94m x 3.3m (12'11" plus bay x 10'10")

**En- Suite** - 2.13m x 1.14m (7'0" x 3'9")

**Bedroom 2** - 3.3m x 3m (10'10" x 9'10" plus recess)

**Bedroom 3** - 2.62m x 2.31m (8'7" x 7'7")

**Bathroom** - 3.25m x 2.31m (10'8" x 7'7")

## Outside:

The front has gated access to a paved driveway with established borders. The rear garden is a particular feature being a very good size with paved patio leading to extensive lawn and well stocked mature borders.

## Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C).

## Tenure:

Freehold

## NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor  
Approx. 62.8 sq. metres (675.5 sq. feet)



First Floor  
Approx. 47.6 sq. metres (512.0 sq. feet)

