



**3a Norwood Avenue, Southport, PR9 7DT**

**£300,000**

**Subject to Contract**

An early viewing is recommended to appreciate the extent of the accommodation offered by this semi detached family house installed with both gas central heating and Upvc double glazing the spacious accommodation briefly includes; entrance vestibule, entrance hall with cloakroom, lounge, dining room, kitchen with a range of built in appliances and on the first floor there are 3 double bedrooms and a bathroom and WC. Established gardens to both the front and rear, off parking and garage. The property is situated in a popular residential location convenient for nearby Primary Schools and local facilities can be found at Churchtown Village and Southport Town Centre. No chain delay!

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*Southport's Estate Agent*

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales



### Enclosed Vestibule

Double, Upvc outer doors with double glazed inserts, tiled floor. Inner door with stained glass and leaded insert and leading to...

### Entrance Hall

Plate rail, stairs to the first floor. School style radiator recessed spotlighting.

### WC - 1.04m x 0.84m (3'5" x 2'9")

Feature arched Upvc stained glass and double glazed window, wash hand basin, low level WC, half tiled walls and recessed spotlighting.

### Lounge - 5.18m x 4.06m (17'0" into bay x 13'4")

Wide Upvc double glazed bay window with stained glass and leaded transoms. Log burning stove set in an attractive painted fire surround fixture display and book shelving to both recesses with useful storage cupboards above. Display lighting, wall light points.

### Dining Room - 4.88m x 3.76m (16'0" including bay x 12'4" including recess)

Upvc double glazed bay window overlooking rear garden. Attractive period fire surround with arched open brick interior, display grate. Stripped and varnished floor. School style radiator.

### Kitchen - 2.97m x 2.92m (9'9" x 9'7")

Upvc double glazed window overlooking the rear garden. Inset white enamel sink unit with mixer tap wooden working surfaces and breakfast bar, a range of high gloss white base units and wall cupboards further drawer units. Down lighting and recessed spotlighting. Four ring gas hob with cooker hood above and electric oven below, integral wine fridge, dishwasher, fridge and washing machine. Part wall tiling and tiled floor. Door to under stairs pantry cupboard. Composite outer door with double glazed insert.

### First Floor Landing

Feature stained glass and leaded window.

### Bedroom 1 - 5.36m x 4.14m (17'7" into bay x 13'7" into recess)

Upvc double glazed bay window with stained glass and leaded transoms.

### Bedroom 2 - 5.05m x 3.76m (16'7" into bay x 12'4" into recess)

Upvc double glazed window. Attractive fireplace with timber surround bevelled mirror and tiled interior.

### Bedroom 3 - 2.84m x 2.74m (9'4" x 9'0")

Upvc double glazed window.

### Bathroom - 3.1m x 3m (10'2" x 9'10")

White suite including wash hand basin, low level WC, free standing claw and ball footed double ended bath with mixer tap and telephone style shower. Walk in shower enclosure with thermostatic hand held and rain head showers. Part feature wall tiling and tiled floor, recessed spotlighting. Cupboard housing 'Baxi' gas central heating boiler. Two Upvc double glazed windows.

### Outside

The property stands in established gardens to both front and rear. Double gates at the front lead to off road parking for a number of vehicles. There is a driveway at the side which leads to a brick built garage measuring 14'10" x 9' with two useful adjoining store rooms. The front garden is provided with lawn, borders and the rear garden has a lawn and patio areas.

### Council Tax

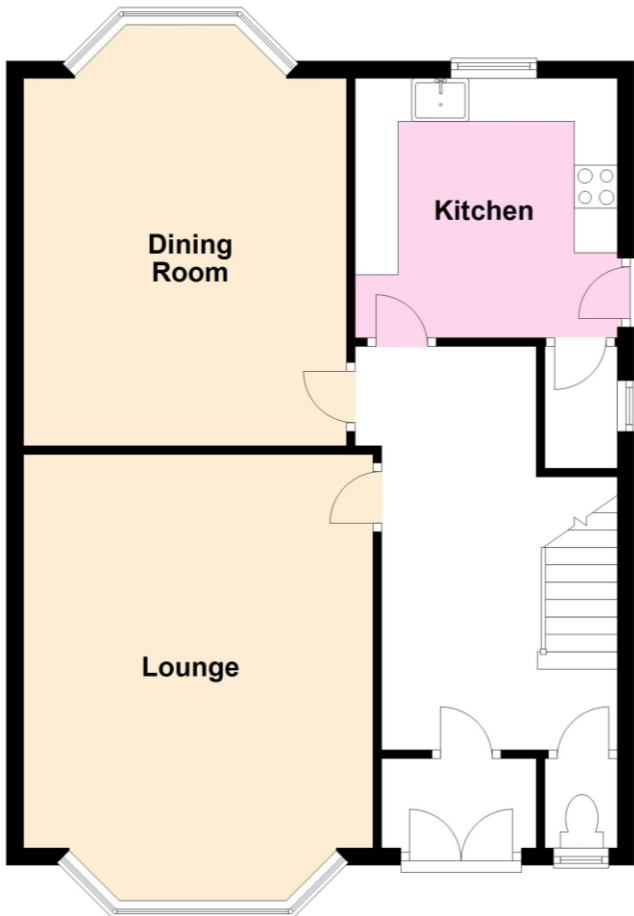
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### Tenure

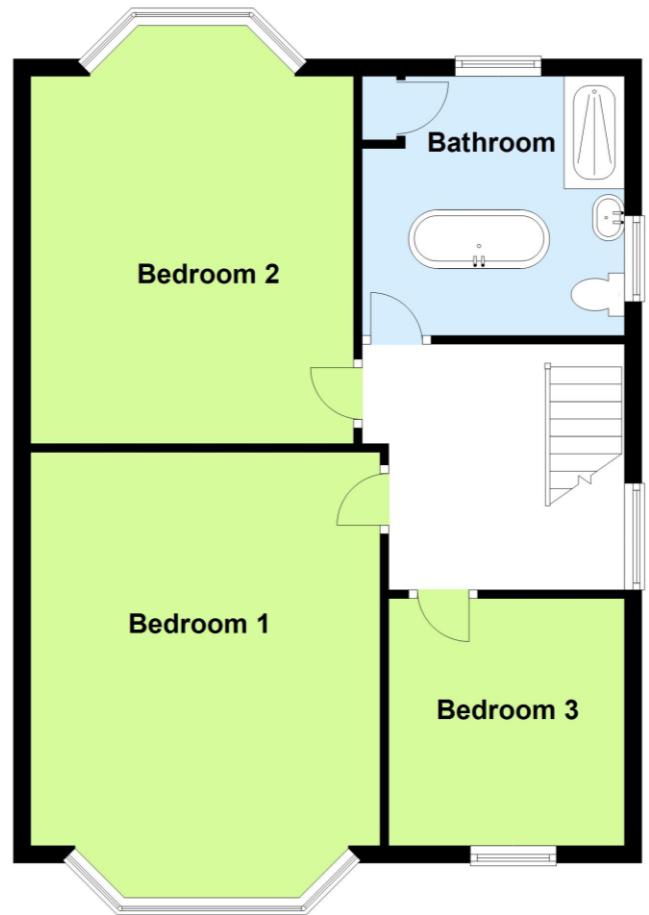
Freehold.



## Ground Floor



## First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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