



**49 Old Park Lane
Southport, PR9 7BQ, £185,000
'Subject to Contract'**

Step into this deceptively spacious three-bedroom semi-detached family home, perfectly positioned just a stone's throw from the vibrant heart of Churchtown Village. With an array of charming shops, specialty boutiques, welcoming restaurants, and cozy bars right on your doorstep, plus additional amenities along Bispham Road, convenience is a given. Families will appreciate the abundance of local schools and the easy commuter links, including direct train routes to Manchester Piccadilly. While the property is ready for a thoughtful modernization to unlock its full potential, it already benefits from Chris Tinsley AI staging, offering a perfect blank canvas to inspire your vision. Inside, you'll find a welcoming front lounge flowing into a dining room, a kitchen equipped with modern appliances, and an inner hallway that leads to a handy utility area and a ground floor WC. At the rear, a cozy second lounge opens onto an enclosed courtyard-style garden, offering a private outdoor retreat. Upstairs, three comfortable bedrooms are accompanied by a modern bathroom suite. The property also includes side access rights benefiting the neighboring house. Altogether, this is a home brimming with potential, perfectly located for enjoying all that Churchtown has to offer.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Front Lounge - 3.89m x 3.73m (12'9" x 12'3")

UPVC double glazed door to front of property. UPVC double glazed window. Lounge arranged as a dining area providing access via glazed inner door leading to....

**Dining Room** - 3.73m x 3.73m (12'3" x 12'3" overall measurements)

UPVC double glazed window to side, staircase leads to 1st floor with handrail, spindles and newel post. Glazed inner door leads to....

**Kitchen** - 3.99m x 2.59m (13'1" x 8'6")

UPVC double glazed window and opaque UPVC double glazed door leads to side entry access which is shared with the property situated to the rear. Kitchen comprises of a range of built-in pine base units which include cupboards and drawers, wall cupboards and working surfaces. Appliances include electric oven, four ring gas hob with stainless steel funnel style extractor hood above, one and a half bowl sink unit with mixer tap and drainer. Wood grain laminate style flooring, glazed inner door leads to...

**Inner Hall** - 1.4m x 1.65m (4'7" x 5'5")

Woodgrain laminate style flooring continues. Working surfaces, concealed plumbing for both washing machine and space with vent for tumble dryer, wall cupboard and 'Worcester' wall mounted combination style central heated boiler system. Inner door leads to rear sitting room and further door leads to...

WC - 1.4m x 0.81m (4'7" x 2'8")

Woodgrain laminate style flooring continues. Low-level WC, wash hand basin with mixer tap, tiled splash back and vanity wall mirror, ladder style chrome heated towel rail. Extra extractor.

Rear Lounge - 3.99m x 3.73m (13'1" x 12'3")

UPVC double glazed window and further UPVC double glazed double doors leads to enclosed garden at the rear. Woodgrain laminate style flooring.

First Floor

Landing access with loft point and door leads to...

Bedroom 1 - 3m x 3.02m (9'10" x 9'11" to front of wardrobes)

UPVC double glazed window to front and useful built-in wardrobes to one wall.

**Bedroom 2** - 2.87m x 3.28m (9'5" x 10'9")

UPVC double glazed window to side of property.

Bedroom 3 - 3.25m x 2.59m (10'8" excluding entry door recess x 8'6")

UPVC double glazed window overlooks rear of property.

**Bathroom** - 1.7m x 1.93m (5'7" x 6'4")

UPVC double glazed opaque side window, three-piece modern white suite comprising of P shaped panel bath with mixer tap, shower attachment and glazed shower screen. Partial wall tiling, low-level WC and pedestal wash hand basin with tiled splash back, mixer tap and vanity wall mirror over. Ladder style chrome heated towel rail, laminate style tiled flooring.

Outside

Property is set well back from the road providing off-road parking for numerous vehicles to a loose stone front driveway. Shared side entry access with right of way for the neighboring property to access their dwelling to the rear leads via gate to an enclosed courtyard style garden, flagged patio access and raised established borders with fencing and wall creating a private rear garden space.

**Council Tax**

Sefton Tax Band B

Tenure

Freehold



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(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.