



72 Beresford Drive, Southport, PR9 7LQ

£375,000

Subject to Contract

This charming, detached family home is situated in a highly sought-after location, just a short distance from the amenities of Churchtown Village and is convenient for popular local primary and secondary schools. Centrally heated and double glazed, the accommodation briefly includes; a welcoming hall, dining room, lounge with a large bay window overlooking the garden, kitchen. There are three bedrooms and a family bathroom on the first floor. With lovely, established gardens and off-street parking, this property provides an inviting family environment.

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Southport's Estate Agent

Open Porch

Tiled floor, inner door with glazed fan lights and leading to..

Entrance Hall

Spaced panelled walls and plate rail. Turned staircase to first floor with useful cupboard below. Feature stained glass and leaded windows. 'Karndean' flooring.

WC - 1.37m x 0.71m (4'6" x 2'4")

Wash hand basin, low level WC.

Lounge - 4.6m x 3.68m (15'1" x 12'1")

Double glazed bay window overlooking the rear garden, woodgrain laminate flooring, hole in the wall fireplace, (gas fire currently not in use).

Dining Room - 4.22m x 4.04m (13'10" into bay x 13'3")

Leaded bay window with feature stained glass and leaded transoms and overlooking the front garden.

Breakfast Kitchen - 3.28m x 2.51m (10'9" x 8'3")

Double glazed window overlooking the rear garden with single drainer, one and half bowl, stainless steel sink unit below. Base units with cupboards and drawers, wall cupboards and working surfaces extending to provide a breakfast bar. 'Neff' four ring induction hob with cooker hood above and electric oven below. Plumbing for dishwasher. Midway wall tiling. Tall wall radiator. 'Karndean' flooring.

First Floor Landing

Feature stained glass and leaded window. Drop down ladder to loft which is part boarded and houses the combination style gas central heating boiler.

Bedroom 1 - 4.09m x 2.87m (13'5" into bay and to front of built in fitments x 9'5" to front of built in fitments)

Extensive built in wardrobes, dressing table and drawers. Double glazed bay window over looking the rear garden.

Bedroom 2 - 4.19m x 3.71m (13'9" into bay x 12'2")

Double glazed leaded bay window.

Bedroom 3 - 3.25m x 2.46m (10'8" into bay x 8'1")

Double glazed and leaded bay window.

Bathroom - 2.69m x 2.54m (8'10" x 8'4")

Panelled bath, pedestal wash hand basin, low level WC, step in shower enclosure with thermostatic shower. Part wall tiling, linen cupboard. Double glazed window.

Outside

The property stands in delightful established gardens to both front and rear. The front garden is screened by hedging having lawn, ornamental flower beds and shrubs, specimen tree, block paved car parking. The attractive rear garden has a private aspect and is planned with lawn, well stocked borders, a crazy paved patio, brick workshop measuring 15'5" x 8'8" with adjoining laundry room with plumbing for washing machine.

Council Tax

Sefton MBC band E.

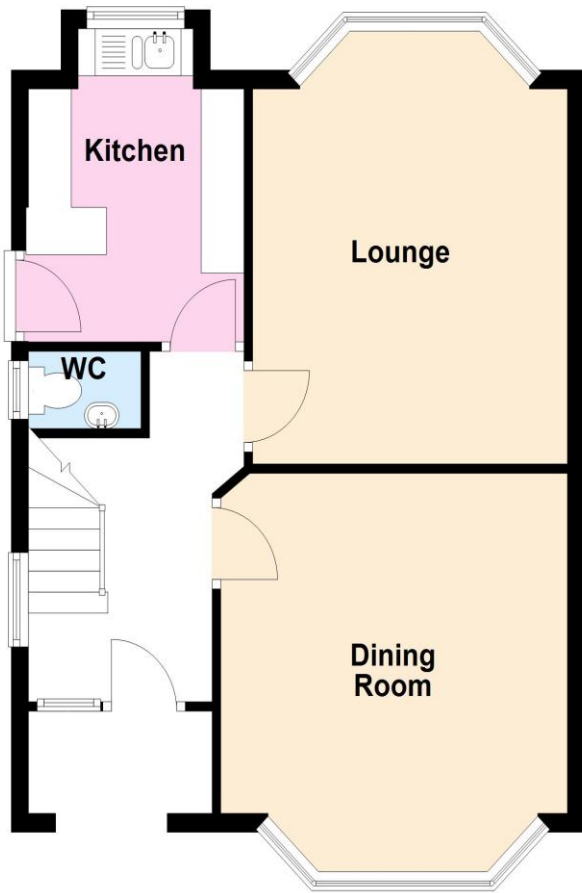
Tenure

Freehold.



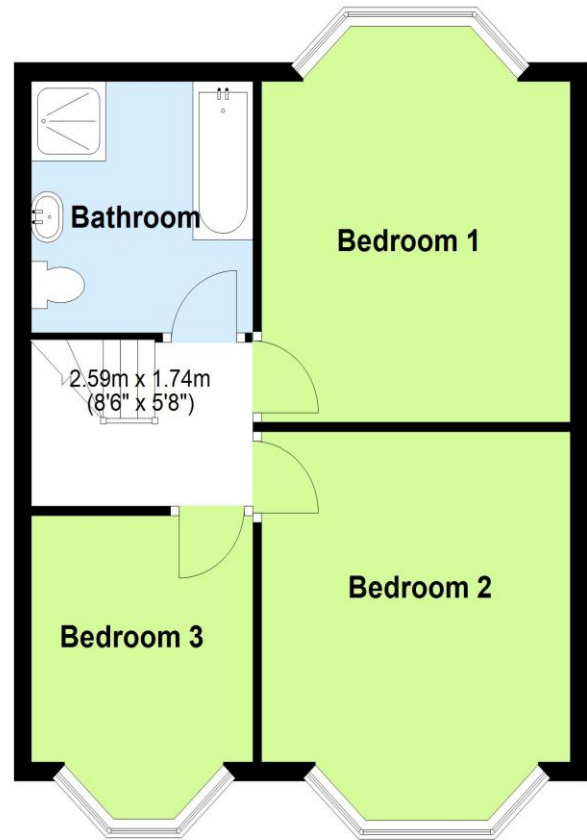
Ground Floor

Approx. 50.2 sq. metres (540.3 sq. feet)

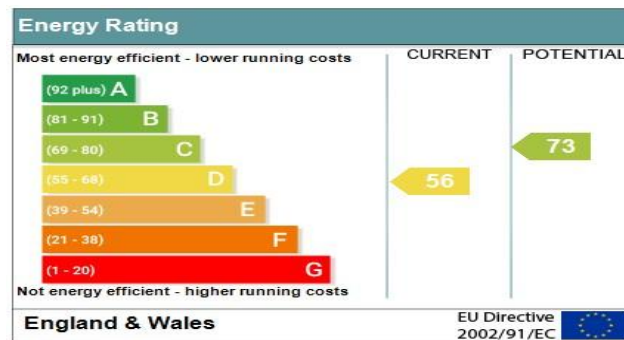


First Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 96.6 sq. metres (1040.0 sq. feet)



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