



£249,950

3 Bedrooms

Preston New Road, Southport, PR9 8NT

Northwood are delighted to offer this stylishly appointed three bedroom detached family home situated on this ever popular tree lined road. Oozing charm and elegance the property in brief comprises of: Entrance Porch, Hallway, Lounge, Dining Kitchen and WC to the first floor. The first floor boasts Three Bedrooms and modern four piece Family Bathroom. The exterior of the property provides off road parking to the front, a single detached Garage at the rear, and a well appointed enclosed rear Garden that has the added benefit of not being directly overlooked.

Early viewing essential in order to appreciate what this home has to offer.

Key Features

Detached

Three Bedrooms

Beautifully Appointed

Stylish Four Piece Bathroom

Detached Single Garage

NO CHAIN

WOW Factor

EPC Rating : D



Entrance Porch

Tiled flooring. Door to Entrance Hall.

Hallway

Laminate wood flooring. Double doors leading to Lounge. Doors to Breakfast Kitchen and WC. Stairs to first floor.

Lounge 3.47m x 3.89m (11'5" x 12'9")

Laminate wood flooring. Bay window to front elevation. Feature wall mounted electric fire.



Breakfast Kitchen

Kitchen 2.84m x 2.47m (9'4" x 8'1")

An excellent range of eye and low level units incorporating a 1 1/2 sink drainer unit, built in electric oven and microwave and integrated fridge freezer. Plumbed for washing machine, part tiled walls and window to rear elevation overlooking the garden.

Dining / Breakfast Area 3.91m x 3.65m (12'10" x 12'0")

Impressive breakfast/dining area with fitted dresser style unit and breakfast bar with base line cupboards incorporating a halogen hob with extractor hood over. French doors to raised decked area leading to the rear garden. Laminate wood flooring.



WC

Low level wc and wall mounted wash basin.





Landing

Window to side elevation.

Master Bedroom 3.89m x 3.47m (12'9" x 11'5")

Bay window to front elevation.

Bedroom Two 3.91m x 3.65m (12'10" x 12'0")

Window to rear elevation.

Bedroom Three 2.56m x 2.23m (8'5" x 7'4")

Window to front elevation.



Bathroom

Beautifully appointed modern four piece suite comprising of: free standing slipper bath, walk in shower cubicle with electric shower, pedestal wash hand basin, low level wc. Towel radiator and further radiator. Wall mounted vanity cupboard. Window to rear elevation. Tiled flooring and walls.

Exterior

The front of the property provides off road parking on the blue slate chipping driveway and boasts a lawned garden bordered with mature plants, trees and shrubs.

The side of the property has double wooden gates which provide access to the rear and further parking in front of the detached single garage.

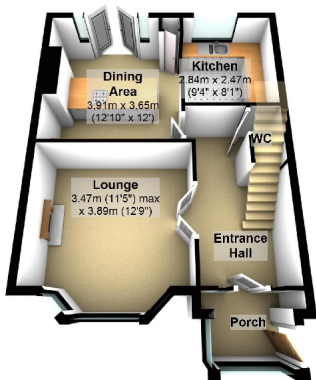
The rear benefits from being fully enclosed and benefits from not being directly overlooked, predominantly lawned with an array of mature plants, trees and shrubs and feature raised decking area from the Breakfast Kitchen.





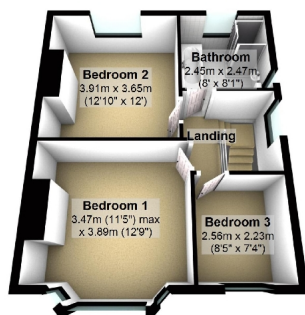
Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 96.8 sq. metres (1041.9 sq. feet)

This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		59	75
		EU Directive 2002/91/EC	

Disclosure

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

Northwood (Southport & Ormskirk) Limited

01704 545 657

northwooduk.com

 northwood
ProperPropertyPeople