



£295,000

Four Bedrooms

Cambridge Avenue, Southport, PR9 9SA

Northwood are pleased to offer for sale this 'Perfect Family Home' in a desirable location close to Churchtown Village. This outstanding property certainly has the 'Wow Factor'. It is meticulously presented by the present owner and appointed to a very high standard throughout. There are two beautiful reception rooms, conservatory, kitchen, hallway and WC to the ground floor. Three bedrooms, a large luxury family bathroom and WC to the first floor together with a master bedroom with en-suite to the second. The house stands in a large plot with extensive rear garden and boasts off road parking to the front.

EARLY VIEWING ESSENTIAL

Key Features

Superior Family House

Four Bedrooms

Highly Desirable Churchtown

Location

Master Suite

Detached Garage

Utility

Conservatory

Large Rear Garden



Porch

New UPVC porch with double doors and feature tiled floor. Front door to hall.

Hallway

Panelled walls, oak laminate flooring, coving, oak banister, window to the side aspect, central heating radiator.

Cloakroom

Window to front aspect, Potterton combi boiler.



Toilet

Window to side aspect, central heating radiator, non slip tiled floor, part tiled walls, vanity unit basin and low level WC.

Lounge 4.10m x 4.12m (13'5" x 13'6")

New UPVC bay window with feature leaded lights. Living flame gas fire with remote, coving, oak laminate flooring.

Living Room 5.06m x 3.50m (16'7" x 11'6")

Feature fireplace, oak laminate flooring, double doors and side windows to the conservatory.



Kitchen 3.89m x 2.50m (12'9" x 8'2")

Window to rear aspect, tiled floor, UPVC door to side drive access. Wall and base units incorporating one and a half bowl stainless steel sink, five burner gas hob, double electric oven, integrated dishwasher with fridge and freezer.

Conservatory 4.02m x 2.46m (13'2" x 8'1")

Laminate flooring, double doors to the patio.





Landing

Window to side aspect and stairs to the second floor.

Bedroom Two 5.06m x 3.50m (16'7" x 11'6")

Double bedroom with UPVC window to the rear aspect, central heating radiator.

Bedroom Three 3.77m x 3.50m (12'4" x 11'6")

Bay window to the front aspect, fitted wardrobes, coving, central heating radiator.

Bedroom Four 2.53m x 2.50m (8'4" x 8'2")

Bay window to front aspect, central heating radiator.

Stairs to Second Floor

Second Floor Landing

Window to the side aspect, fitted storage cupboard.

Master Suite/ Bedroom One 4.28m x 4.91m (14'1" x 16'1")

Fitted with a range of built in wardrobes. Two velux windows to rear aspect, inset lighting, door to the shower room.

Shower Room

Velux window to front aspect, shower cubicle with electric shower, low level WC and wash hand basin.

Garage

Detached single garage with up and over door, with light and power. Door to utility room

Utility

Plumbed for automatic washing machine, and tumble dryer. UPVC door and window.

Rear Garden

Extensive rear garden laid to lawn, mature beds with trees and shrubs. Indian sandstone patio, and woodchip play area. The garden faces private open ground and as such is not overlooked.

Front Garden

Double gates lead to the paved driveway which provides off road parking. The side boundary has sensor lighting. There are mature raised beds to the front.





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.

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