



37A Park Avenue Southport PR9 9EF
Offers In Excess Of £430,000
Subject to Contract



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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

The property is ideally located for the facilities of nearby Hesketh Park and the Southport Town Centre. Internally this superb home has been very much improved throughout to the current owners high and exacting standards. A delicate balance of period charm and contemporary living has been achieved providing generous accommodation ideal for entertaining for both families and couples alike. There are three generous reception rooms, conservatory and superb fitted kitchen to the ground floor. To the first floor there are four bedrooms, and a modern four piece family bathroom/Wc. The property occupies an established plot with off-road parking for numerous vehicles, garage to rear and well tended gardens including Summer House.

Open Entrance Vestibule

Tiled flooring, inner door with double glazed, stained and leaded insert leading to....

Reception Hall

Upvc double glazed side window and turned stairs lead to first floor with hand rail, spindles and newel post. Under stairs storage cupboard, picture rail and further built in cloaks cupboard with hanging space and shelving. Door leads to....

Wc

5'11" x 3'11", 1.80m x 1.19m

Opaque Upvc double glazed side window, low level Wc and vanity wash hand basin with mixer tap, tiled splashback and tiled flooring.

Front Lounge

17'10" into bay x 12'4", 5.44m into bay x 3.76m

Upvc double glazed bay window to front. Cast iron working fireplace to one wall with stained and carved wooden fire surround. Picture rail.

Rear Lounge/Sitting Room

16'9" x 12'4", 5.11m x 3.76m

Cast iron and tiled working fireplace to one wall with tiled hearth and surround. Wall light points, picture rail. Upvc double glazed double doors open to....

Conservatory

9'6"x 12'7", 2.90mx 3.84m

Upvc double glazed sliding patio door open to rear garden. Further Upvc double glazed internal door leading to kitchen. Tiled flooring and a number of wall light points.

Breakfast Room

11'4" into recess x 9'9", 3.45m into recess x 2.97m

Upvc double glazed window to side of property. Display recess inset to chimney breast, base unit with illuminated, glazed wall shelving to side. 'Moduleo' style flooring. Picture rail. Door leads to....

Kitchen

18'8" x 9'7", 5.69m x 2.92m

A truly magnificent kitchen with a Upvc double glazed window overlooking enclosed rear garden and further Upvc double glazed window and door leading to side. 'Moduleo' style flooring continues from the dining room. The kitchen comprises of a mixture of cream gloss and black base units including cupboards and drawers, wall cupboards and pull out pantry cupboards with under unit lighting. Partial butcher block and Granite working surfaces with inset single bowl sink unit including mixer tap and drainer. Appliances include fridge freezer, 'De Dietrich' four ring induction hob with canopy style extractor hood over and glazed splashback. Integral dishwasher, space for wine cooler and built in 'Bosch' double oven. One wall cupboard houses the 'Glowworm' combination style central heating boiler system. Recessed spotlighting and partial wall tiling. Further base units conceal plumbing for washing machine and space for tumble drier.



First Floor Landing

Opaque Upvc double glazed side window. Loft access point.

Bedroom 1

17'3" into bay x 12'5", 5.26m into bay x 3.78m

Upvc double glazed bay window to front. Picture rail.

Bedroom 2

16'10" x 12'3" to rear of wardrobes, 5.13m x 3.73m to rear of wardrobes

Upvc double glazed window overlooks rear of property. Fitted wardrobes to one wall with flyover storage cupboards, kneehole dressing table and drawers. Wall light points.

Bedroom 3

10'10" x 9'10", 3.30m x 3.00m

Upvc double glazed window overlooks rear of property. Pedestal wash hand basin with tiled splashback to one wall. Picture rail.

Bedroom 4

10'6" x 9'9" to rear of wardrobes, 3.20m x 2.97m to rear of wardrobes

Upvc double glazed window. Fitted wardrobes and flyover storage cupboards to one wall.

Family Bathroom/Wc

6'5" x 11'4", 1.96m x 3.45m

Upvc double glazed window to side. Four piece modern white suite comprising of low level Wc, pedestal wash hand basin with mixer tap and panel bath with mixer tap and handheld shower attachment. There is also a walk in shower enclosure with glazed shower screen and plumbed in overhead shower. Ladder style chrome heated towel rail, tiled walls and flooring and recessed spotlighting. Extractor fan.

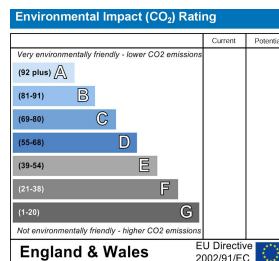
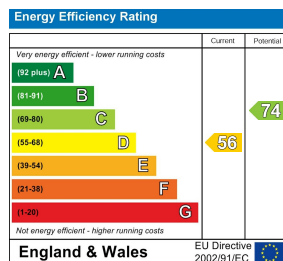
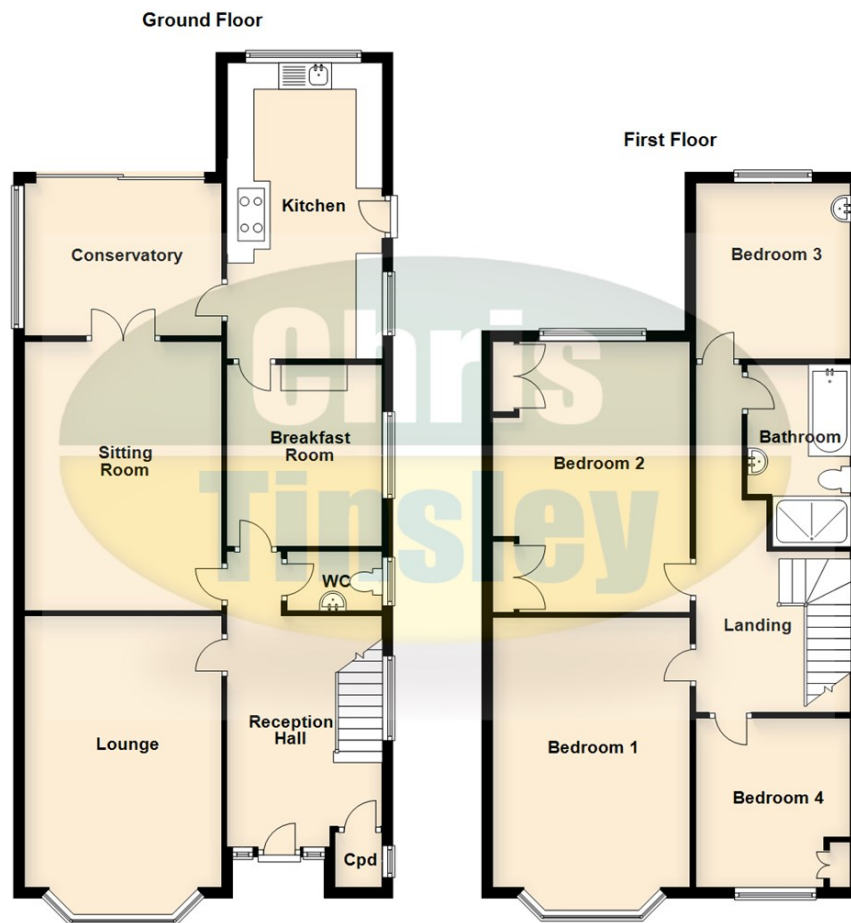
Outside

The property enjoys an enviable, established plot with driveway providing off road car parking for numerous vehicles, shaped lawn and loose slate borders well stocked with plants, shrubs and trees. Access to side leads to a garage measuring 18'11" x 8'11" including electric light and power supply. A gate leads to the rear of the property and an adjoining store, measuring 3'5" x 8'10". To the rear of the enclosed garden is a timber built summer house/bar ideal for entertaining and measuring 13'8" x 7'8" with electric light and power, there is also further electric points throughout the garden and a BBQ/pizza oven. The rear garden is a most definite feature of the property.

Tenure

We understand the tenure of the property to be Freehold.





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