



**20, Thornton Road, Southport, PR9 7BN**  
**£165,000 Subject to Contract**

This semi detached house will be of particular interest to First Time Buyers and it is offered for sale with No Chain Delay. The centrally heated and double glazed accommodation briefly includes; entrance hall, lounge, rear lounge or dining room, kitchen, inner hall and a shower room and on the first floor there are three bedrooms. Established gardens adjoin the property to the front and rear with off road parking. Situated in a popular location the property is convenient for local schools, shops and the railway station on the Southport to Manchester Line.

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*Southport's Estate Agent*

## Open Vestibule

Composite outer door with double glazed and leaded inserts.

## Entrance Hall

Woodgrain laminate flooring and stairs to the first floor.

**Lounge** - 3.94m x 3.28m (12'11" into square bay x 10'9")

UPVC double glazed bay, open fire and tiled surround.

**Rear Lounge/Dining Room** - 3.61m x 3.43m (11'10" x 11'3")

UPVC double glazed window and electric, pebble effect fire.

**Kitchen** - 2.44m x 2.44m (8'0" x 8'0")

UPVC double glazed window with stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards and working surfaces. Tiled walls, useful under stairs pantry cupboard housing the 'Vaillant' gas central heating boiler.

## Inner Hall

UPVC outer door with double glazed insert, space for fridge freezer.

**Shower Room** - 1.47m x 2.44m (4'10" x 8'0")

UPVC double glazed window, white suite including, double, step in shower enclosure with thermostatic shower, vanity wash hand basin with cupboard below, low level WC, tiled walls and chrome towel rail/radiator.

## First Floor Landing

**Bedroom One** - 3.23m x 3.84m (10'7" overall measurement x 12'7" to the front of the built in wardrobes)

Built in wardrobes, dressing table and useful storage cupboards to one wall. UPVC double glazed window.

**Bedroom Two** - 3.66m x 2.46m (12'0" x 8'1" to chimney breast)

Built in fitments to chimney recesses and further built in linen cupboard

**Bedroom Three** - 2.44m x 2.46m (8'0" x 8'1")

UPVC double glazed window

## Outside

The property stands in established gardens to the front and rear, there's off road parking to the front. The rear garden having lawn, borders, patio area and garden shed.

## Council Tax

Sefton MBC Band B

## Tenure

Freehold

## Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

## Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>



### Ground Floor



### First Floor

