



43 Shaftesbury Avenue, Southport, PR8 4NH
‘Offers Over’ £180,000
Subject to Contract

In a prime location near Farnborough Primary School and the amenities of Liverpool Road, this immaculate semi-detached house is truly turn-key with no chain delay. The front lounge flows seamlessly into a modern dining kitchen at the rear, opening onto an enclosed garden with patio and lawn. Upstairs, you’ll find two generous double bedrooms and a stylish family bathroom. With off-road parking at the front, this home is ideal for first-time buyers, downsizers, or investors looking for a hassle-free opportunity. Excellent commuter links via the A565 & A5267, plus proximity to both Hillside and Birkdale Villages, make this an unmissable find!

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Hall

Upvc double-glazed entrance door leads to hall with fixed staircase to first floor, including handrail. Door leads to...



Lounge - 3.61m x 4.85m (11'10" x 15'11" into recess)

Upvc double-glazed windows to front, wall-mounted electric fire, and inner door leading to...

Breakfast Kitchen - 5.84m x 2.67m (19'2" x 8'9" overall measurements)

Three Upvc double-glazed windows to sides and rear. Dining area open to kitchen, arranged in modern style with built-in base units, cupboards, drawers, wall cupboards, glazed china cupboards, and working surfaces. One-and-a-half bowl sink with mixer tap and drainer. Appliances include cooker, four-ring gas hob, dishwasher, and space for fridge/freezer. Wall cupboard houses 'Baxi' central heating boiler.



First Floor Landing

Upvc double-glazed window, dado rail.

Bedroom 1 - 3.63m x 3.43m (11'11" x 11'3" to rear of wardrobes)

Upvc double-glazed window



Bedroom 2 - 2.69m x 3.94m (8'10" x 12'11" overall measurements to rear of wardrobes)

Upvc double-glazed window overlooks rear; wall cupboard housing hot water cylinder.



Bathroom/WC - 2.69m x 2.29m (8'10" x 7'6")

Opaque Upvc window, low-level WC, pedestal basin with cupboard below, corner panel bath with mixer tap and shower attachment, glazed shower screen, "Mira" electric shower unit, tiled walls, chrome heated towel rail.

Outside

Driveway to front with off-road parking for multiple vehicles, lawn, secure side access to enclosed rear garden with patio, lawn, not overlooked, and timber garden shed.



Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

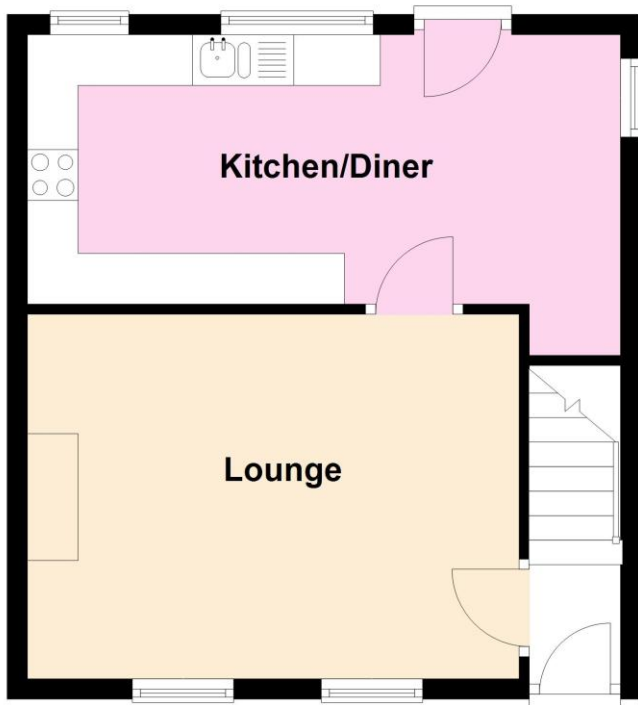
Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



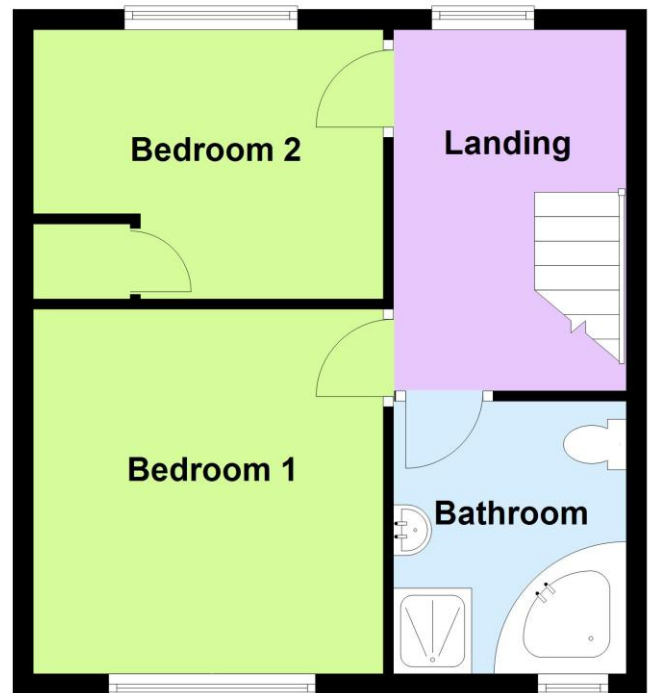
Ground Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



Total area: approx. 74.4 sq. metres (800.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.