



16 Canning Road, Southport, PR9 7ST

£220,000

Subject to Contract

An individual detached three-bedroom home on Canning Road, offering a unique opportunity with no onward chain. Perfectly situated near local shops and amenities, this property provides generous off-street parking and an impressive double garage/workshop, ideal for enthusiasts or additional storage. Two reception rooms, a spacious dining kitchen, bathroom and three bedrooms, all ready to be adapted to your personal style. This freehold property combines comfortable living with practicality in a popular location.

Side Porch

Composite outer door, double glazed fan lights, double glazed windows. Inner door leads to...

Dining Room - 4.27m x 3.91m (14'0" x 12'10")

Stairs to the first floor, double glazed side window, rustic brick fireplace with log burning stove. Glazed door to..



Lounge - 3.86m x 4.27m (12'8" into bay x 14'0")

Double glazed bay window, beamed walls and ceiling, plate rail, open coal fire and a basket style grate with a rustic brick surround. Wall light points.



Dining Kitchen - 4.17m x 4.17m (13'8" x 13'8")

Double glazed window to two sides, single drainer one and half bowl stainless steel sink unit. A range of base units with cupboards and drawers, wall cupboards, working surfaces and feature pine dresser. Recess for range style cooker with chimney style cooker hood above. Gas wall heater.



Bathroom - 2.79m x 2.36m (9'2" x 7'9")

Double ended panel bath with mixer tap, pedestal wash hand basin, low level WC. Double glazed window and extractor, corner entry shower enclosure with thermostatic shower. Tiled walls and floor, chrome towel rail/radiator, double glazed window and extractor.



Rear Porch

Double glazed windows and plumbing for washing machine.

First Floor Landing

Airing cupboard with gas central heating boiler which is not currently working

Bedroom One - 3m x 3.51m (9'10" x 11'6" to front of wardrobes extending to 14'2 overall measurements)

Double glazed window, built in wardrobes and storage cupboards to one wall. Dressing table and drawers.

Bedroom Two - 3.96m x 2.44m (13'0" x 8'0")

Double glazed window.

Bedroom Three - 2.97m x 1.88m (9'9" x 6'2" to front of wardrobes extending to 8'1" overall measurement)

Built in wardrobes to one wall, double glazed window.

WC - 1.57m x 1.07m (5'2" x 3'6")

Low level WC, wash hand basin, part tiled walls and double glazed window.

Outside

The property stand in gardens to the front and rear, with off road car parking at the front and a driveway to the side leads to a substantial garage and workshop to the rear measuring 18'5" x 18'4" and 18'7 x 8'0".



Council Tax

Sefton MBC Band C

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

Approx. 69.2 sq. metres (745.2 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 110.0 sq. metres (1183.7 sq. feet)



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