



**85 Folkestone Road, Southport, PR8 5PH**

**£180,000**

**Subject to Contract**

Situated in a popular location, this two-bedroom semi-detached house offers versatile living spaces and is an ideal choice for buyers seeking a well-presented home with outdoor areas and convenient parking. Perfect for those looking for an easy-to-manage property. The property benefits from off-street parking, a private rear garden perfect for relaxing or entertaining, and a delightful conservatory that extends the living space. Inside, you will find a comfortable lounge and a well-appointed kitchen. Located on Folkestone Road, the property enjoys excellent access to local schools and amenities, making it a convenient choice for everyday living.

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*Southport's Estate Agent*

## Entrance Hall

UPVC outer door with double glazed fanlight. Wood grain laminate flooring. Door to...

## Lounge - 4.78m x 3.76m (15'8" x 12'4")

UPVC double glazed window overlooking the front garden. Wood grain laminate flooring. Open riser staircase leading to the first floor.

## Kitchen - 2.69m x 3.73m (8'10" x 12'3")

One and a half bowl sink unit with mixer tap. A range of base units with cupboards and drawers, wall cupboards, glazed china cupboards and working surfaces. Midway wall tiling. Four-ring gas hob with cooker hood above and electric oven below. Plumbing for dishwasher and washing machine. UPVC double glazed window and door leading to...

## Conservatory - 2.69m x 2.67m (8'10" x 8'9")

UPVC double glazed windows and door leading to the rear garden. Wood grain laminate flooring.

## First Floor Landing

### Bedroom One - 2.82m x 3.73m (9'3" x 12'3")

UPVC double glazed window.

### Bedroom Two - 2.18m x 3.66m (7'2" x 12'0")

UPVC double glazed window.

## Bathroom - 2.79m x 1.45m (9'2" x 4'9")

White suite comprising; panelled bath with thermostatic shower and screen, pedestal wash hand basin and low-level WC. Tiled walls. UPVC double glazed window. Cupboard housing 'Vaillant' gas central heating boiler.

## Outside

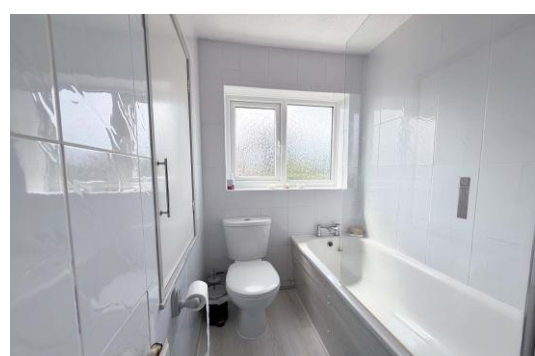
The property stands in gardens to the front and rear. The front garden is hard surfaced and provides off-road parking for two vehicles. The private and sheltered rear garden is enclosed with fencing and screened by established shrubs. There is a paved patio, borders, and space for a garage, subject to the usual planning consents being obtained.

## Council Tax

Sefton MBC Band B.

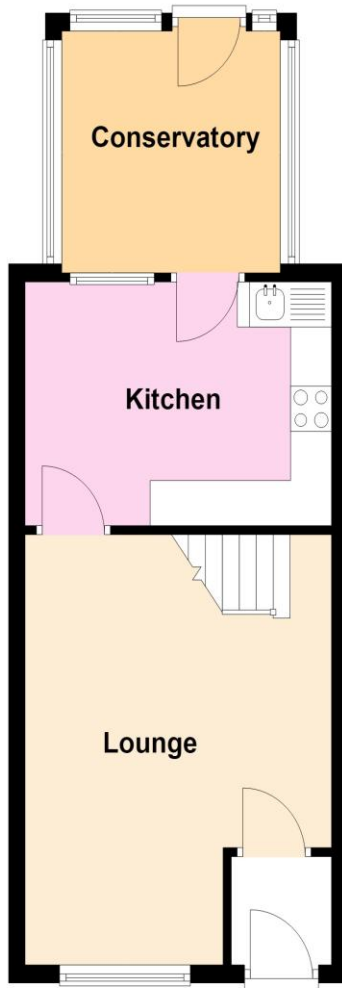
## Tenure

Freehold.



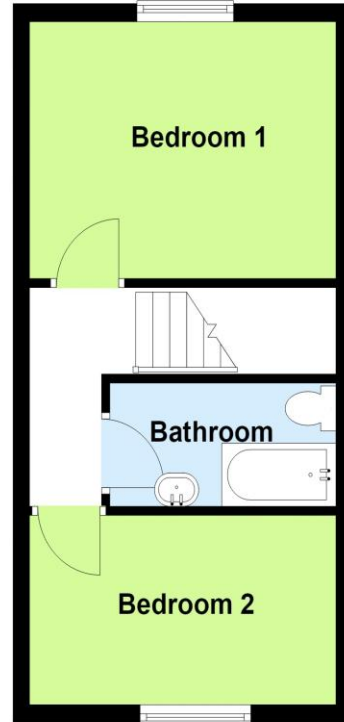
## Ground Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



## First Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



Total area: approx. 64.1 sq. metres (689.8 sq. feet)



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