



**37 Eaton Drive
Southport, PR8 6RS, £215,000
'Subject to Contract'**

A larger than average end terrace family home, originally built by National House Builder Bellway, forming part of a modern development close to Southport Town Centre and Lord Street, with excellent commuter links via train to Manchester Piccadilly and Liverpool Central. This generous home offers an entrance vestibule leading to a welcoming hall, a spacious front lounge with understairs storage, and a contemporary dining kitchen to the rear with ample built-in units, plus a useful utility WC. Beyond the kitchen, a versatile garden room provides valuable extra space, perfect as a home office, playroom, or additional living area. Upstairs are three bedrooms and a modern family wet room with WC. Further benefits include Upvc double glazing and gas central heating. Offered with no onward chain delay.

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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

Enclosed Entrance Vestibule

Composite-style entrance door with useful hanging space to one wall and woodgrain laminate-style flooring fitted. Overhead wall-mounted electrical consumer unit. Centrally heated vestibule with inner door leading to...

Entrance Hall

Stairs lead to first floor with handrail. Woodgrain laminate-style flooring continues and inner door leads to...

Lounge - 4.5m x 3.56m (14'9" into bay x 11'8")

Upvc double-glazed window to front. Woodgrain laminate-style flooring with useful cupboard to understairs and inner door leading to...

Dining Kitchen - 4.14m x 4.62m (13'7" x 15'2" overall measurements)

Upvc double-glazed double doors lead to the enclosed courtyard-style garden to the rear, with further Upvc double-glazed window. Useful built-in storage cupboard and separate door leads to a ground floor WC/utility area. Main kitchen comprises a range of built-in base units, cupboards, drawers, wall cupboards and working surfaces. Single-bowl sink unit with mixer tap and drainer. Wall cupboard houses the Potterton combination-style central heating boiler system, with recess available for freestanding fridge/freezer. Appliances further include electric oven and four-ring gas hob, with plumbing available for dishwasher. Woodgrain laminate-style flooring continues from kitchen through to dining area with partial wall tiling.

Ground Floor WC / Utility Area - 1.83m x 1.45m (6'0" x 4'9")

Two-piece white suite comprising low-level WC and pedestal wash hand basin with tiled splash back and mixer tap. Plumbing available for washing machine.

First Floor Landing

Loft access and built-in cupboard over stairs.

Bedroom 1 - 4.47m x 2.44m (14'8" x 8'0" overall measurements)

Upvc double-glazed window.

Bedroom Two - 4.17m x 2.44m (13'8" x 8'0")

Upvc double-glazed window.

Bedroom Three / Office - 3.05m x 2.11m (10'0" x 6'11")

Upvc double-glazed window, with bedroom currently arranged as a home office.

Wet Room / WC - 1.88m x 2.08m (6'2" x 6'10")

Opaque Upvc double-glazed window. Wet area with Mira electric shower unit, low-level WC and pedestal wash hand basin. Tiled walls with wall-mounted ladder-style chrome towel rail, recessed spot lighting and extractor.

Outside

The end-terrace property is quietly tucked away within a residential cul-de-sac, conveniently located close to Southport Town Centre. To the front, a hard-surfaced driveway provides off-road parking, complemented by an enclosed bin store and attractive loose-stone borders. Shared, gated side access leads to the rear of the property, where an enclosed courtyard-style garden has been thoughtfully arranged for ease of maintenance. The flagged patio is complemented by loose-slate borders and enjoys a good degree of privacy, being not directly overlooked. The garden provides access to a separate, freestanding garden room, finished externally with composite-style cladding and fitted with Upvc double-glazed windows and doors, together with external wall light points. Internally, the garden room benefits from electric lighting and power, making it a versatile space suitable for a variety of uses, including a home office, hobby room, gym or additional recreational area. Adjoining the side of the garden room is a useful additional storage area, providing valuable space for garden equipment, tools and other household items.

Council Tax

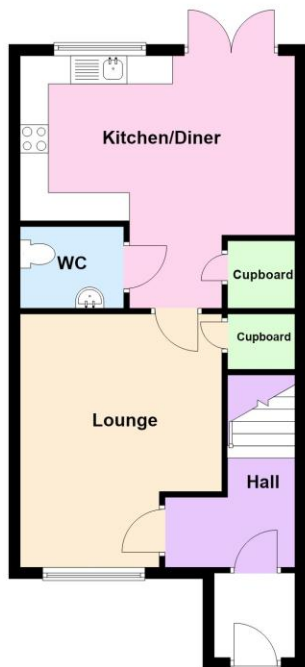
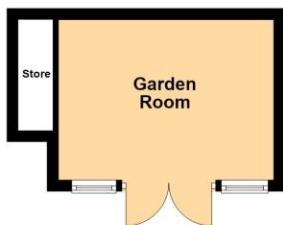
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

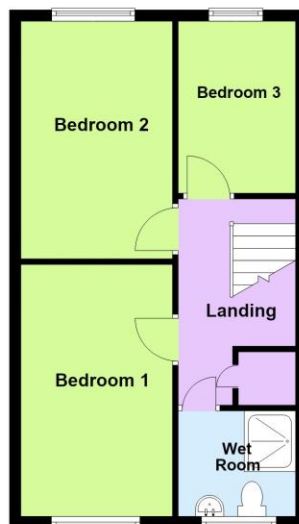
We have reviewed the Land Registry title and understand the property to be held on a leasehold basis for a term of 150 years commencing on 1 January 2010, there is also annual ground rent payable of £207.63. This information is provided in good faith and should be independently verified by the purchaser's solicitor prior to exchange of contracts.



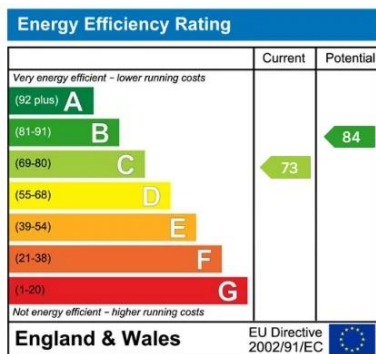
Ground Floor
Approx. 58.8 sq. metres (632.9 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 101.6 sq. metres (1093.7 sq. feet)



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.