



**120 Southbank Road
Southport, PR8 6QL, £220,000
'Subject to Contract'**

A charming, cottage style semi-detached family house, offered with vacant possession and presenting a superb blank canvas to create a home of your own. Enhanced and staged imagery has been provided to help you visualise the potential on offer. Accessed via a welcoming vestibule into the entrance hall, the ground floor offers a front lounge, flowing through to a dining room, kitchen, and a conservatory that overlooks and opens out to the rear garden. Upstairs there are three bedrooms, with the third ideal as a nursery or home office, plus a separate modern shower room with WC. Externally, the property benefits from off-road parking for numerous vehicles to the front, and a private rear garden, and is well located for commuter links... Southport and Formby District General Hospital, and a range of local schools, colleges and amenities. Early viewing is strongly advised.

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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

Upvc double-glazed outer door with glazed stained and leaded light inserts, tiled flooring and glazed inner door leads to...

Entrance Hall

Stairs lead to first floor with handrail and newel post, woodgrain laminate-style flooring. Door leads to...

Front Lounge - 4.34m x 3.61m (14'3" into bay x 11'10" into recess)

Upvc double-glazed bay window to front, cast-iron fireplace over granite hearth with sandstone fire surround. Coving.

Dining Room - 3.58m x 3.84m (11'9" x 12'7" into recess)

Upvc double-glazed window, cast-iron fireplace with tiled interior and hearth, wooden fire surround with inset bevelled vanity mirror and mantelpiece. Base unit to recess also housing electric meter and consumer unit. Dado rail and inner door leads to...

Inner Hall

Access to understairs area housing gas meter. Step up via inner doorway leads to...

Kitchen - 3.84m x 2.41m (12'7" x 7'11")

Upvc double-glazed window and door leading to rear of property. Kitchen arranged in a white gloss style with a number of built-in base units incorporating cupboards and drawers, wall cupboards, one housing the Worcester combination-style central heating boiler system, and part-wall tiling. 1 1/2 bowl sink unit with mixer tap and drainer. Appliances include electric oven, five-burner hob with funnel-style stainless-steel extractor over. Plumbing for washing machine and dishwasher and space for freestanding fridge freezer. Door leads to...

Conservatory - 2.9m x 2.84m (9'6" x 9'4")

Upvc double-glazed windows and double doors provide aspect and access leading to gardens at the rear. Tiled flooring and wall light point.

First Floor

Split-Level Landing with access to loft space.

Bedroom 1 - 3.68m x 4.78m (12'1" x 15'8")

Two Upvc double-glazed arched windows to front.

Bedroom 2 - 3.63m x 3.1m (11'11" x 10'2" into recess)

Upvc double-glazed window.

Bedroom 3 - 1.65m x 2.46m (5'5" excluding entry door recess x 8'1")

Upvc double-glazed window and dado rail.

Shower Room/WC - 1.42m x 2.06m (4'8" x 6'9")

Opaque Upvc double-glazed window. Three-piece modern white suite comprising low-level WC, vanity wash-hand basin with mixer tap and step-in shower enclosure with plumbed-in overhead shower and handheld shower attachment. Wall cladding, recessed spot lighting and chrome heated towel rail.

Outside

Loose-stone gated driveway provides off-road parking for numerous vehicles to the front, with established borders. Secure gated side access leads to enclosed gardens at the rear with loose bark, patio, lawn and further established borders.

Council Tax

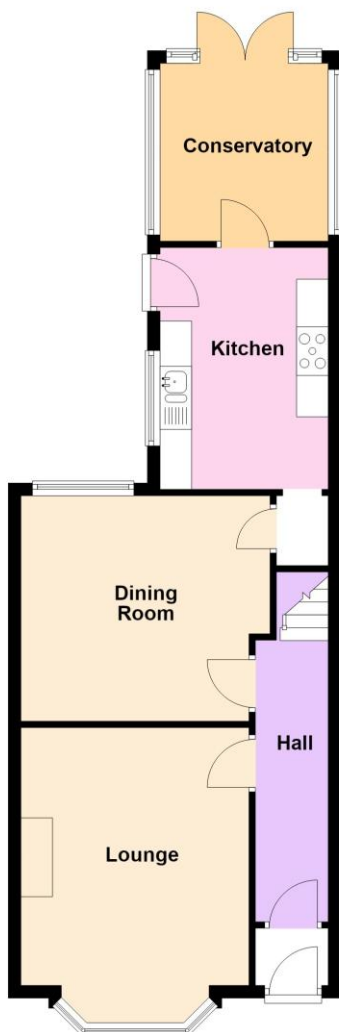
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

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. 56.7 sq. metres (610.3 sq. feet)



First Floor
Approx. 47.5 sq. metres (511.4 sq. feet)



Total area: approx. 104.2 sq. metres (1121.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
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.