



**10 Alexandra Road
Southport, PR9 0NB, £500,000
'Subject to Contract'**



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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

Occupying a highly convenient position along Alexandra Road, this impressive double-fronted detached character residence offers substantial and versatile accommodation arranged over three floors, complemented by extensive full-standing-height cellars. Combining attractive period features with modern improvements, the property is ideally suited to larger families or multi-generational living. The ground floor provides three generous reception rooms, a well-appointed breakfast kitchen and modern shower room/WC. To the first floor are four bedrooms and a contemporary four-piece family bathroom, while the second floor offers two further bedrooms, a kitchenette and additional shower room/WC, creating excellent potential for semi-independent accommodation for older children or extended family. The extensive cellar accommodation comprises several substantial rooms, useful storage areas and a utility room with direct access to the rear garden. Subject to the necessary consents and approvals, this space offers exciting potential for a variety of additional uses. Externally, secure wrought-iron double gates open from Alexandra Road onto an extensive block-paved driveway providing off-road parking for numerous vehicles. The enclosed rear garden features a lawn, established planting and patio area, together with further double-gated vehicular access from Gordon Avenue, offering additional parking and excellent practicality for larger households. The location is equally appealing, within comfortable reach of Southport Promenade, Marine Lake and the renowned Lord Street boulevard, with its selection of shops, cafés, restaurants and bars. Southport town centre offers a comprehensive range of amenities, leisure facilities and transport links, including rail services towards Liverpool and Manchester. An exceptional opportunity to acquire a substantial and characterful detached home in an established and convenient Southport location. Early internal inspection is strongly recommended to appreciate the scale, versatility and potential of the accommodation on offer.

Open Entrance Vestibule

Glazed inner door with side windows leading to...

Entrance Hall

Tiled flooring, dado rail, ornate coving and ceiling rose. Turning staircase leading to the first floor with handrail, spindles and newel post. Concealed door with stairs leading down to the cellar rooms. Further doors leading to the main accommodation and door to...

Ground Floor Shower Room/WC - 3.86m x 1.68m (12'8" x 5'6")

Opaque Upvc double glazed windows with dual aspects to front and rear. Three-piece modern white suite comprising low-level WC, pedestal wash hand basin and entry-level shower with glazed shower screen, plumbed-in overhead shower and handheld shower attachment. Quartz wall tiling, ladder-style chrome heated towel rail and Karndean flooring. Recessed spotlighting.

Lounge - 5.23m x 4.04m (17'2" into bay x 13'3")

Upvc double glazed sash bay window to front. Ornate fireplace with marble interior and wooden fire surround. Picture rail and ornate wall frieze.

Sitting Room - 5.61m x 3.99m (18'5" x 13'1" into recess)

Upvc double glazed sash bay window to front. Ornate fireplace with tiled interior, hearth and wooden fire surround. Stripped wooden flooring, picture rail, coving and ceiling rose.

Dining Room - 4.98m x 4.06m (16'4" into bay x 13'4" into recess)

Upvc double glazed sash bay window to rear. Woodgrain laminate-style flooring, fire surround and picture rail. Central heating boiler system concealed within recess. Door leading to...

Breakfast Kitchen - 5.69m x 2.67m (18'8" x 8'9")

Two Upvc double glazed windows overlooking the rear garden. Composite rear entrance door with steps leading down to the enclosed rear garden. Kitchen comprising a range of fitted base units incorporating cupboards and drawers, wall cupboards and butcher-block working surfaces. Twin-bowl sink unit with rinser tap. Appliances include electric oven, five-burner gas hob with funnel-style extractor hood above. Part-wall tiling, plumbing for washing machine and space for tumble dryer. Additional space for freestanding fridge freezer.



First Floor

Half-landing providing access to the bathroom/WC. Further steps leading to the main landing with staircase continuing to the second-floor accommodation, incorporating handrail, spindles and newel post. Coving.

Bedroom 1 - 4.88m x 5.61m (16'0" from front of wardrobes into bay x 18'5" into recess)

Upvc double glazed sash bay window and separate single glazed sash window to front. Fitted wardrobes with sliding frontage and coving.

Bedroom 2 - 5.23m x 4.04m (17'2" into bay x 13'3")

Upvc double glazed sash bay window and stripped wooden flooring.

Bedroom 3 - 4.44m x 3.96m (14'7" x 13'0" into recess)

Upvc double glazed window overlooking the rear of the property. Fire surround and coving.

Bedroom 4 - 2.64m x 5.71m (8'8" x 18'9" overall measurements)

Upvc double glazed window.

Family Bathroom/WC - 3.91m x 1.73m (12'10" x 5'8")

Opaque Upvc double glazed dual-aspect windows. Four-piece modern white suite comprising low-level WC, bidet, pedestal wash hand basin and panelled bath with telephone-style shower attachment and mixer tap. Mid-height wall panelling and tiled flooring.

Second Floor

Half-landing providing access to the shower room/WC. Further stairs leading to the main landing and an additional suite of rooms, offering excellent versatility and potential for use as a teenager's or ancillary family suite.

Shower Room/WC - 1.55m x 1.55m (5'1" x 5'1")

Three-piece suite comprising low-level WC, pedestal wash hand basin and corner step-in shower enclosure with electric shower. Recessed spotlighting.

Bedroom 5 - 4.06m x 2.9m (13'4" x 9'6" including areas of reduced head height)

Upvc double glazed window and stripped wooden flooring.

Kitchenette - 3.05m x 1.55m (10'0" x 5'1" including areas of reduced head height)

Glazed skylight to roof pitch. Fitted base units incorporating cupboards and drawers, wall cupboards and working surfaces. Single-bowl sink unit with mixer tap and tiled flooring.

Bedroom 6 - 3.84m x 5.97m (12'7" x 19'7" overall measurements including areas of reduced head height)

Upvc double glazed sash window. Also housing the hot water cylinder serving the main accommodation.

Cellar

Inner hall leading to a number of useful storage rooms and further cellar accommodation.

Store - 2.9m x 1.55m (9'6" x 5'1")

Useful storage room.

Cellar Room 1 - 5.21m x 3.99m (17'1" x 13'1" overall measurements)

Cellar Room 2 - 5.03m x 4.01m (16'6" x 13'2")

Cellar Room 3 - 5.03m x 3.99m (16'6" x 13'1")

Utility Room - 2.69m x 4.19m (8'10" x 13'9")

Fitted base unit, single-bowl sink unit and plumbing for washing machine. Glazed window and courtesy door leading to rear garden.

Separate Store - 1.75m x 4.04m (5'9" x 13'3")

Outside

The property benefits from secure wrought iron double-gated access to the front, opening onto an extensive block-paved driveway providing off-road parking for numerous vehicles and arranged for ease of maintenance. The enclosed rear garden comprises predominantly lawn with a loose-stone patio area, together with established borders containing a variety of plants, shrubs and trees. Double timber gates open onto Gordon Avenue at the rear, providing access to a further hard-surfaced parking area, an especially valuable feature given the property's close proximity to Southport town centre.

Solar Thermal Panels

We understand the property benefits from solar thermal panels fitted to the roof, which contribute to heating the property's domestic hot water via the hot water cylinder.

Council Tax

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

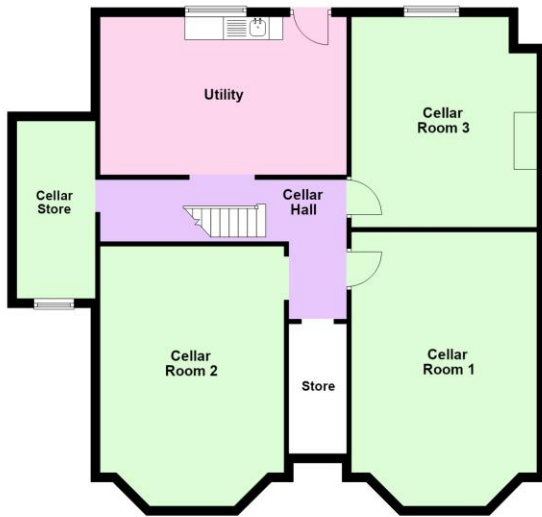
Tenure

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.



Basement

Approx. 105.1 sq. metres (1131.7 sq. feet)



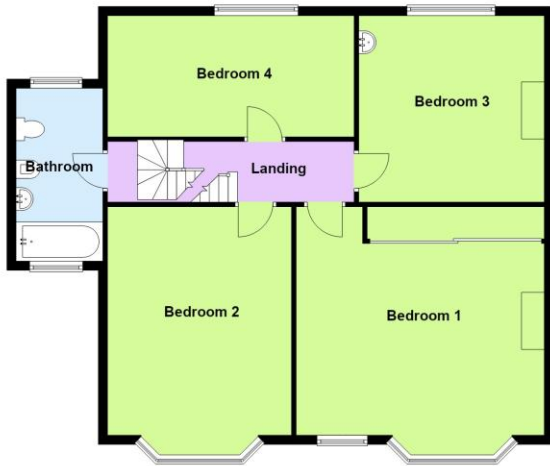
Ground Floor

Approx. 96.5 sq. metres (1038.2 sq. feet)



First Floor

Approx. 96.1 sq. metres (1034.8 sq. feet)



Second Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



Total area: approx. 348.5 sq. metres (3751.2 sq. feet)



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