Chris Tinsley




# 37a Alexandra Road
# Southport, PR9 9EZ £280,000
# 'Subject to Contract'

This distinctive semi-detached dormer-style home offers character and space across three levels, featuring a remarkable lower ground-floor garage and workshop, measuring approx 38 feet and 32 feet respectively. The main living accommodation is situated on the upper ground floor, boasting two spacious reception rooms, a bright conservatory, a well-proportioned kitchen, and a ground-floor shower room. A vaulted ceiling enhances the feature entrance hall, where stairs lead up to a gallery landing. The upper floor houses three bedrooms and a WC. Outside, mature gardens provide a private retreat to the rear, while ample off-road parking is available at the front, with direct access to the garage and workshop. While the property would benefit from modernization, it offers a blank canvas for a buyer to create their ideal home. Perfectly positioned near the historic Lord Street and Southport town centre, the property benefits from easy access to shops, restaurants, and transport links, as well as Southport's picturesque coastline.

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Southport's Estate Agent

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**Entrance Porch**
Step through a Upvc double-glazed outer door, accompanied by a matching window, and be greeted by charming wood-panelled ceilings. A Upvc inner door with opaque glazing invites you further inside.

**Entrance Hall**
The feature entrance hall is a grand introduction, with its vaulted ceiling enhancing light and space. The turned staircase, adorned with handrails and spindles, leads to the gallery landing. Wood-grain laminate flooring adds warmth, with a useful under-stairs cupboard and access to the shower room and main living spaces.



**Front Lounge** - 5.31m x 3.4m (17'5" x 11'2")
A welcoming and spacious lounge, bathed in natural light from the front Upvc window. A coal-effect electric fire with a marble surround adds a focal point, while wall light points create a cozy ambiance. Opaque glazed double doors with side screens lead onward.



**Dining Room** - 5.16m x 3.17m (16'11" x 10'5")
deal for family gatherings, the dining room continues the elegant wood-grain flooring and offers a convenient serving hatch to the kitchen. Wall light points enhance the ambiance, and a glazed door with side windows seamlessly connects to the conservatory.

**Conservatory** - 2.44m x 6.3m (8'0" x 20'8")
A tranquil space with expansive Upvc double glazing. Step out directly into the enclosed rear garden, perfect for indoor-outdoor living. Another glazed door provides additional access.

**Kitchen** - 4.39m x 2.95m (14'5" x 9'8")
The kitchen offers both practicality and style. Upvc windows flood the room with light. Ample storage is provided by base units, glazed cupboards, and extensive work surfaces. Fitted with an electric oven, gas hob, and space for appliances, it's ready to serve all your culinary needs.



**Shower Room/WC** - 1.73m x 2.34m (5'8" x 7'8")
A well-appointed shower room featuring an opaque Upvc window, low-level WC, pedestal basin, and a step-in shower enclosure with a plumbed-in shower. Fully tiled walls and recessed spotlights complete the modern feel.

**First Floor Galleried Landing**
A striking galleried landing enhances the sense of space and openness, complemented by an opaque Upvc double-glazed side window allowing for natural light whilst maintaining privacy. Doors lead to all bedrooms and a separate WC, creating a well-balanced and practical first-floor layout.

**Bedroom 1** - 3.28m x 3.38m (10'9" x 11'1" into recess)
A comfortable and well-proportioned principal bedroom featuring a Upvc double-glazed window, allowing for excellent natural light. Recessed spot lighting adds a contemporary touch, creating a bright yet relaxing environment.



**Bedroom 2** - 4.19m x 3.17m (13'9" x 10'5" to rear of wardrobes)
A generous second bedroom overlooking the rear of the property via a Upvc double-glazed window. Fitted wardrobes span one wall, complete with overhead storage cupboards, offering excellent built-in storage solutions. Wall light points enhance the ambience, making this a versatile and inviting space.

**Bedroom 3** - 3.33m x 2.34m (10'11" x 7'8" overall measurements into recess)
A well-sized third bedroom enjoying pleasant views over the rear garden through a Upvc double-glazed window. The room benefits from a built-in cupboard for additional storage, along with loft access, making it both practical and adaptable for a variety of uses such as a home office or guest room.



**WC** - 1.57m x 1.09m (5'2" x 3'7")
A compact and practical space with an opaque Upvc double-glazed side window that provides natural light while maintaining privacy. The WC includes a low-level toilet, a wash hand basin, and part-tiled walls, offering a clean, easy-to-maintain finish.

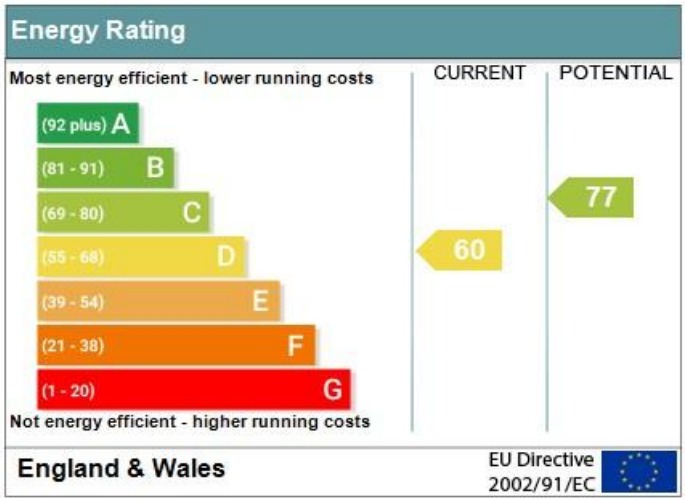
**Outside**
The property sits proudly on a generous plot designed for ease of maintenance. A flagged driveway, accessed via double gates, offers ample off-road parking for multiple vehicles. The flagged pathway leads seamlessly to both the lower and upper ground levels. On the lower ground, you'll find a substantial integral garage, approximately 38 feet, with double doors, electric lighting, and power supply. Beyond the garage, a further storeroom of around 32 feet houses the Glow-worm combination boiler, also fully equipped with lighting and power. The rear garden offers a private retreat, accessed via secure side gates. It's enclosed and well-established, featuring a patio perfect for outdoor dining and a neatly laid lawn. The borders brim with mature plants, shrubs, and trees, ensuring that the property is not overlooked, offering a peaceful haven in every season.



**Council Tax**
We understand from information provided by the local authority that the property is in Council Tax Band D. 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.










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