



12 Ansdell Grove
Southport, PR9 9UQ, £250,000
'Subject to Contract'

Occupying a pleasant position at the head of a popular residential cul-de-sac, this individual three-bedroom semi-detached family home has been thoughtfully extended, modernised and improved to provide spacious and versatile accommodation. Ideally located for amenities along nearby Fylde Road, including shops, a Pharmacy and Doctors' Surgeries, the property is also well placed for five Primary Schools within approximately half a mile, Marshside Nature Reserve and historic Churchtown Village. The accommodation briefly comprises an entrance hall, generous front lounge featuring a log-burning stove, separate dining room and modern fitted kitchen. A useful inner hallway leads to a ground-floor shower room with WC and utility room. The extended accommodation provides a versatile additional living area and children's playroom, ideal for family use, a home office or recreational space, with potential to reinstate the original garage, subject to any necessary works and consents. To the first floor are three well-proportioned double bedrooms and a modern family bathroom. Externally, the property benefits from off-road parking to the front and shared side access leading to a generous enclosed rear garden, featuring a paved patio, extensive lawn, established planting, timber shed and separate log store. An excellent opportunity to acquire an extended and improved family home combining character, flexible living space and a convenient location close to Schools, amenities and attractive surrounding countryside.

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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

Entrance Hall

Upvc double glazed entrance door and Upvc double glazed side window. Stairs leading to first floor with handrail, spindles and newel post. Useful understairs storage cupboard. Glazed doors leading to the main accommodation.

Lounge - 3.61m x 4.22m (11'10" x 13'10")

Upvc double glazed window to front. Modern-style open recess through chimney breast linking the dining room, incorporating an inset wood-burning stove, a particularly attractive feature. Wall light points.

Kitchen - 2.82m x 2.62m (9'3" x 8'7")

Upvc double glazed window overlooking gardens to rear. Range of fitted base units incorporating cupboards and drawers, wall cupboards and working surfaces with 1 1/2 bowl sink unit, rinsing tap and drainer. Appliances include electric double oven with four-ring ceramic-style hob, concealed extractor hood above, integrated fridge and separate freezer. Partial wall tiling. Doorway leading to dining room with separate door providing inner hallway access to a further suite of rooms.

Dining Room - 2.84m x 3.48m (9'4" x 11'5")

Upvc double glazed double patio doors with side screens providing access to rear garden and patio area. Fitted wall cabinet incorporating glazed illuminated shelving. Modern-style open recess through chimney breast linking the lounge, incorporating an inset wood-burning stove, a particularly attractive feature.

Inner Hall - 1.83m x 3.66m (6'0" x 12'0" overall measurements)

Upvc double glazed side entrance door providing access. Further door leading to sitting room/playroom. Wall-mounted Vaillant combination central heating boiler. Tiled flooring and sliding space-saving door leading to ground-floor shower room/WC. Further door leading to utility room and separate Upvc double glazed door providing access to rear garden.

Shower Room/WC - 0.81m x 2.06m (2'8" x 6'9" into shower recess)

Low-level WC, wash hand basin with mixer tap and shower enclosure incorporating plumbed-in shower and partial wall tiling. Mid-height wall panelling, tiled flooring, close board panelling and recessed spotlighting.

Utility Room - 1.45m x 2.54m (4'9" x 8'4")

Upvc double glazed window overlooking rear of property. Built-in cupboards, working surfaces and Belfast-style sink unit with mixer tap. Plumbing available for washing machine. Tiled flooring, hanging space, close board panelling and recessed spotlighting.

Sitting Room/Playroom - 5.18m x 5.44m (17'0" x 17'10" overall measurements)

Formerly the adjoining double-width garage, now converted to provide a versatile additional living room with two Upvc double glazed windows and wall light point. Externally, the original up-and-over garage door has been retained to the front, offering potential for reinstatement as a garage if required, subject to the usual works and consents.

First Floor Landing

Upvc double glazed window to side and loft access.

Bedroom 1 - 3.61m x 3.28m (11'10" into recess x 10'9")

Upvc double glazed window, built-in wall cupboard and 3/4-height decorative wall panelling extending to plate rail.

Bedroom 2 - 2.87m x 3.48m (9'5" x 11'5" into recess)

Upvc double glazed window.

Bedroom 3 - 2.54m x 2.84m (8'4" x 9'4")

Upvc double glazed window, recessed spotlighting and built-in cupboard over stairs.

Family Bathroom/WC - 1.65m x 3.15m (5'5" x 10'4")

Two opaque Upvc double glazed windows to side and rear of property. Three-piece modern white suite comprising low-level WC, vanity wash hand basin with mixer tap and panelled bath with central mixer tap, glazed shower screen and plumbed-in rainfall shower with separate handheld shower attachment. Feature 'Glam Rend' to walls and flooring, heated towel rail and recessed spotlighting.

Outside

Loose slate driveway to front with flagged shared access, providing off-road parking and arranged for ease of maintenance. Shared side access leads to the rear, the property benefits from a well-presented and generously sized enclosed garden, enjoying a good degree of privacy and not being directly overlooked. The garden incorporates a resin-style patio and pathway, an established lawn, timber garden shed and separate timber log store.

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.

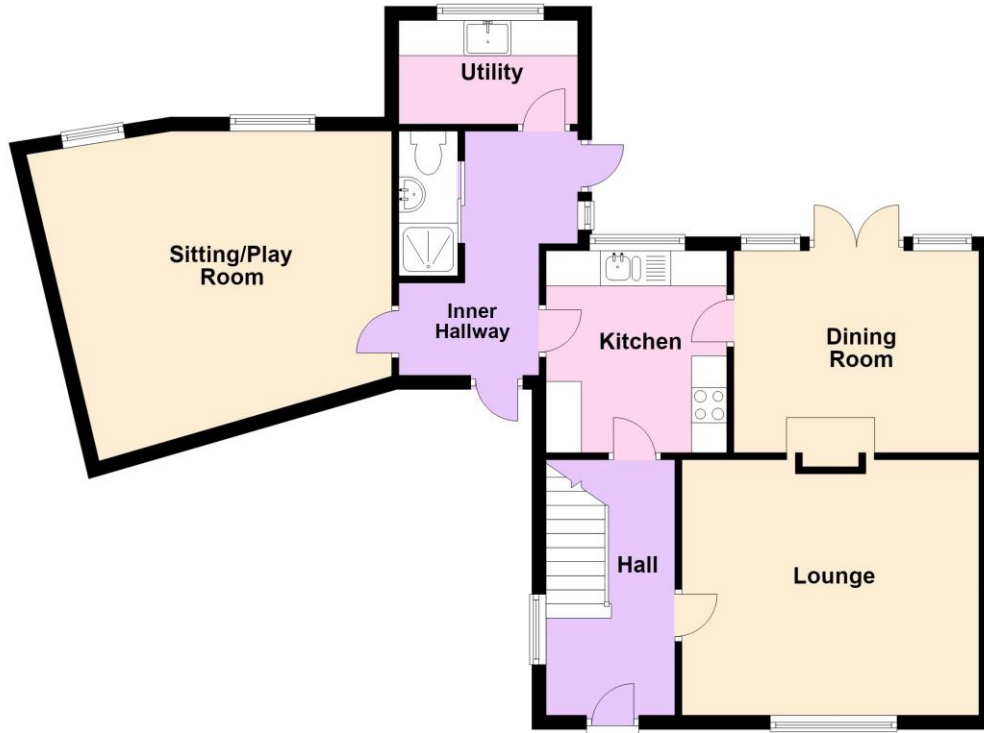
Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor

Approx. 72.2 sq. metres (776.7 sq. feet)

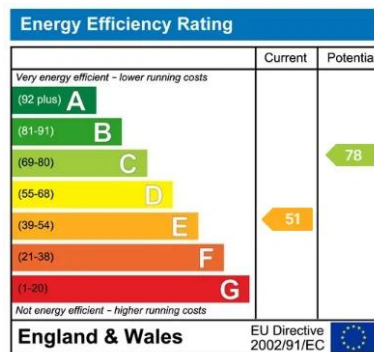


First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 112.7 sq. metres (1213.3 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.