



Gosforth Road, Southport PR9 7HA

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|  Semi Detached House |  Fitted Kitchen |
|  Three Bedrooms |  Parking |
|  Living Room Open To Dining Room |  Gardens |

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this beautifully presented semi-detached family house, located in a popular residential area of Southport.

The well planned accommodation is double glazed and centrally heated briefly comprising: Entrance Vestibule, Hall, front Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first. Outside a gravel and paved driveway provides off road parking to the front whilst to the rear is a good size lawned garden with patio and established borders.

Gosforth Road is located off Bengarth Road which, in turn, is located off Chester Road. Local primary and secondary schools are readily accessible together with public transport facilities and the many amenities of Churchtown Shopping Village.

Price: £189,950 Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



GROUND FLOOR: ENTRANCE VESTIBULE: upvc double glazed entrance door to front, tiled floor, panelled glazed entrance door to Hall.

HALL laminate flooring, staircase to first floor landing.

LIVING ROOM 13' 2" into bay x 10' 8" (4.01m x 3.25m) upvc double glazed bay window to front, open fireplace housing cast- iron wood burning stove with glass door, picture rail, coving to ceiling, open plan to Dining Room.

DINING ROOM 15' overall x 11' 4" (4.57m x 3.45m) decorative fireplace with tiled Victorian style surround, laminate flooring, alcove with fitted cupboards, upvc double glazed double doors to garden, door to Kitchen.

KITCHEN 14' 3" x 8' 5" (4.34m x 2.57m) fitted with a matching range of base and eye level cupboards, round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric oven, built-in four ring gas hob, upvc double glazed window to rear, laminate flooring, door to garden.

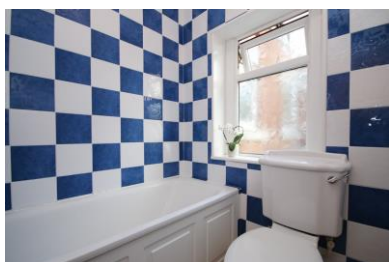
FIRST FLOOR: LANDING upvc double glazed window to side, access to loft space.

BEDROOM 1 14' 9" into wardrobes x 13' 1" into bay (4.5m x 3.99m) upvc double glazed bay window to front, circular feature window to front, fitted with a range of wardrobes, picture rail, coving to ceiling.



BEDROOM 2 12' x 9' 3" (3.66m x 2.82m) upvc double glazed window to rear, picture rail.

BEDROOM 3 8' 5" x 7' 8" (2.57m x 2.34m) upvc double glazed window to rear, dado rail.



BATHROOM 7' 11" overall x 5' 10" (2.41m x 1.78m) fitted with three piece suite comprising deep panelled with separate shower over, pedestal wash hand basin and low-level wc, full height ceramic tiling to all walls, wall mounted mirror, upvc obscure double glazed window to side.



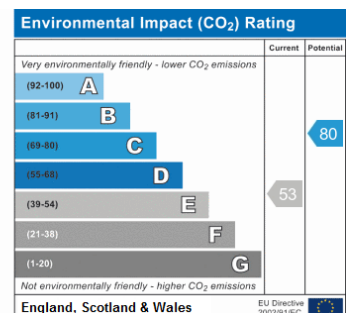
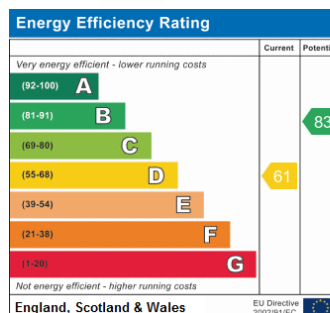
OUTSIDE: The front is paved with gravel surrounds to provide off road parking. The enclosed rear garden has paved patio area leading to shaped lawn with established borders, timber shed and brick built outbuilding with power and light connected.

Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

Tenure: The vendor has verbally advised us that the tenure is Freehold, though this information is yet to be formally verified.

Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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