



**22 Arundel Road,
Hillside, Southport, PR8 3DQ.
£325,000 Subject to Contract**

This Semi-Detached family house is situated in a popular and sought after residential location, convenient for nearby Primary and Secondary Schools together with the Railway Station at Hillside which is on the Southport to Liverpool commuter line. The centrally heated and double-glazed accommodation has been extended to the rear and briefly includes; Entrance Hall, W/C, Front Lounge, Rear Lounge and Dining Room, Breakfast Kitchen, and on the first floor there are Four Bedrooms and a family Bathroom and W/C. Established gardens adjoin the property with the extensive rear garden having lawn, borders, patio and garage.

NO CHAIN DELAY!!

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Southport's Estate Agent

Enclosed Vestibule

Upvc double glazed double outer storm doors and double-glazed side windows. Tiled floor. Upvc inner door with double glazed stained glass and leded insert to....

Entrance Hall

Stairs to the first floor with useful storage cupboard below. W/C - wash hand basin, low level W/c three quarter tiled walls Upvc double glazed window.

Lounge - 4.24m x 4.24m (13'11" into bay x 13'11")

Living flame coal effect gas fire in tiled surround. Upvc double glazed bay window.

Rear Lounge/ Dining Room - 6.88m x 3.48m (22'7" x 11'5" overall measurement)

Living flame coal effect gas fire with attractive surround and hearth. Dining area - with Upvc double doors and side windows into the rear garden.

Breakfast Kitchen - 2.62m x 2.57m (8'7" x 8'5")

Single drainer, one and a half bowl stainless steel sink unit and mixer tap a range of base units with cupboards and drawers, woodgrain working surfaces four ring gas hob with cooker hood above, split level electric oven. Plumbing for washing machine. Upvc double glazed windows to the side and rear and Upvc side door with double glazed insert.

First Floor Landing

Bedroom 1 - 3.73m x 4.27m (12'3" into bay x 14'0" overall measurement x 10'5" to chimney breast)

Built in wardrobes to the chimney recesses. Upvc double glazed bay window.

Bedroom 2 - 3.66m x 3.12m (12'0" x 10'3" to chimney breast)

Upvc double glazed window, built in wardrobes overhead store cupboards to the chimney recesses. Further cupboard housing the 'Worcester' gas central heating boiler.

Bedroom 3 - 2.46m x 2.62m (8'1" x 8'7")

Built in wardrobes and overhead store cupboards Upvc double glazed window.

Bedroom 4 - 3m x 2.06m (9'10" x 6'9" extending to 8'7")

Built in wardrobes to one wall Upvc double glazed window.

Bathroom - 1.65m x 2.44m (5'5" x 8'0")

Two Upvc double glazed windows, vanity wash hand basin with cupboard below, low level W/c, panelled bath, corner entry shower enclosure with electric shower. Part tiled walls.

Outside

There are gardens to both front and rear front garden having lawn borders and block paved car parking providing off road parking for a number of vehicles. The driveway leads to a brick garage at the rear measuring 17' x 9' and installed with electric light and power supply. The extensive, mature rear gardens is planned with a large paved patio, borders, lawn and mature trees, greenhouse and shed.

Tenure

The tenure of the property is Freehold.

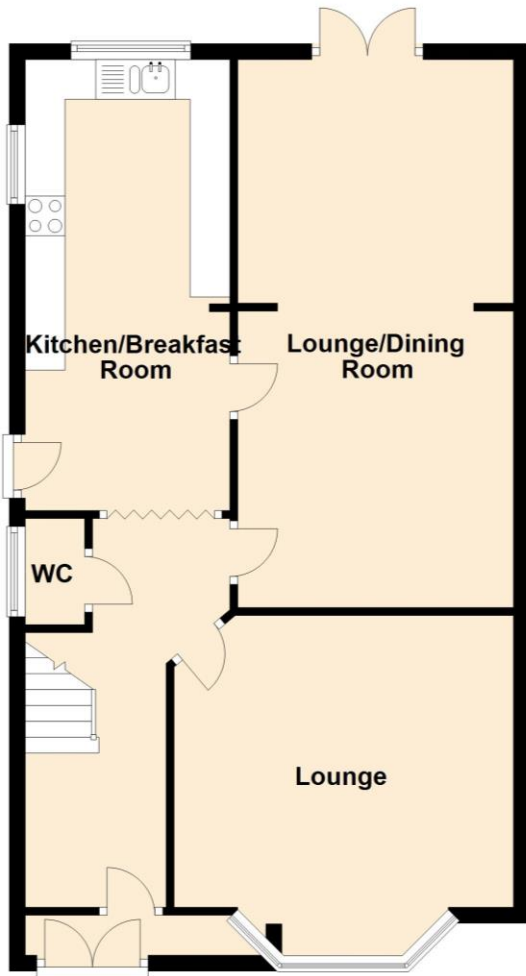
Council Tax

The Council Tax for the property is Sefton MBC band D.



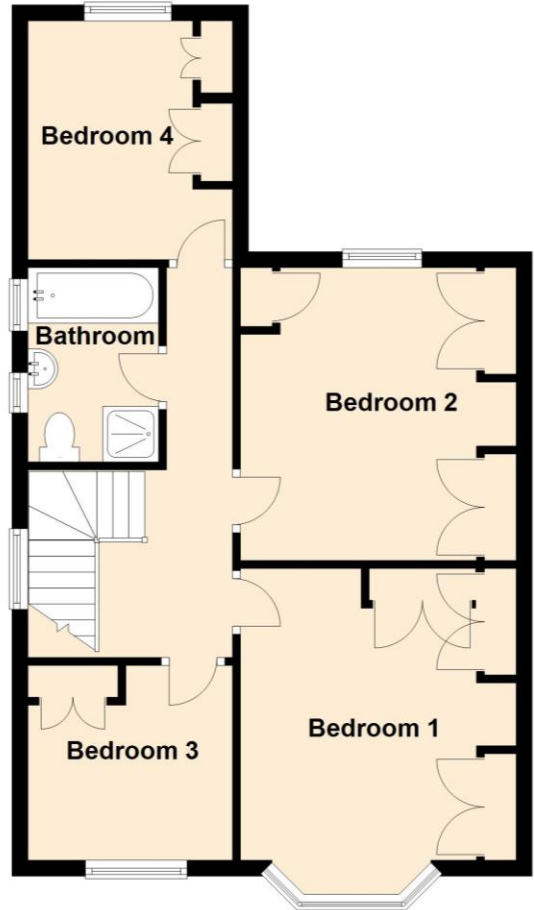
Ground Floor

Approx. 67.8 sq. metres (729.7 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.7 sq. feet)



Total area: approx. 121.8 sq. metres (1311.4 sq. feet)

Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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