



**42 Dunbar Crescent, Hillside, Southport, PR8 3AB**  
**£395,000**  
**Subject to Contract**



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*Southport's Estate Agent*

Providing generously proportioned and spacious family accommodation this semi detached house is situated in a much sought after location. The location is convenient for nearby popular primary and secondary Schools, Southport Rugby Club and local golf courses, together with the local train station at Hillside which is on the Southport to Liverpool commuter line. The centrally heated and double glazed accommodation includes; side entrance, entrance hall, dining room, lounge, family lounge open plan with fitted kitchen, utility room and Wc on the first floor there are 3 double bedrooms a study/office area with stairs to the second floor and a family bathroom with separate Wc. The property stands in established gardens to both front and rear, with the rear garden enjoying a southerly aspect. There is ample parking for a number of vehicles, a car port and garage.

### **Side Entrance**

Enclosed vestibule, Upvc double glazed, double outer doors. Black and White tiled floor. Glazed inner door to....

### **Entrance Hall**

Space panelled walls and plate rail, stripped skirting boards and architraves, turned stair case to first floor with a useful large storage area below and further storage on the half landing.

### **Dining Room - 4.83m x 3.73m (15'10" into bay x 12'3")**

Upvc double glazed and leaded bay window, two feature leaded side windows, open fire and attractive cast iron fire surround. Stripped floor.

### **Lounge - 5.51m x 3.73m (18'1" x 12'3")**

Upvc double glazed and leaded window overlooking the front garden, wall light points, open fire and attractive tiled surround.

### **Family Lounge - 4.39m x 3.25m (14'5" x 10'8" extending to 12'2")**

Fixture cupboards to one wall, recessed multi fuel stove, Upvc double glazed patio door and side windows leading to the rear garden. Dark oak, wood strip flooring continuing through to the kitchen.

### **L Shaped Kitchen - 3.66m x 2.44m (12'0" x 8'0" extending to 12'9")**

Upvc double glazed windows to the side and rear. Inset single drainer one and a half bowl stainless steel sink unit and mixer tap, boiling water tap, a range of solid oak 'Inframe' units which include base units with cupboards and drawers, wall cupboards, black granite working surfaces, under unit lighting. Part wall tiling. Five burner 'Bosch' gas hob with cooker hood above, two split level 'Bosch' electric ovens, pull out larder cupboards, wine rack, recessed spotlighting, double glazed velux window.

### **Utility Room - 1.98m x 1.45m (6'6" x 4'9" extending to 8'4")**

Single drainer one and a half bowl sink unit base unit, wall cupboards, space for washing machine and vent for tumble dryer. Boiler cupboard housing 'Ideal' gas central heating boiler. Upvc part double glazed outer door.

### **WC - 1.4m x 0.84m (4'7" x 2'9")**

Low level Wc.





## First Floor Landing

**Bedroom 1** - 5.54m x 3.71m (18'2" into bay x 12'2" to front of wardrobes)

Built in wardrobes and centre dressing table to the full length of one wall. Upvc double glazed and leaded window.

**Bedroom 2** - 4.22m x 3.35m (13'10" x 11'0" extending to 12')

Built in cupboard with shelving and radiator to recess. Upvc double glazed window.

**Bedroom 3** - 4.27m x 3.73m (14'0"excluding door recess x 12'3")

Upvc double glazed and leaded window.

**Bathroom** - 2.59m x 2.44m (8'6" x 8'0")

Corner whirlpool bath, pedestal wash hand basin, corner entry shower enclosure with thermostatic shower. Tiled walls, extractor Upvc double glazed window.

**WC** - 1.45m x 0.94m (4'9" x 3'1")

Low level Wc, fully tiled walls, Upvc double glazed window.

**Office** - 2.82m x 2.24m (9'3" x 7'4" overall measurements)

This was previously the fourth bedroom and has been converted to an office and a fixed staircase provides access to the second floor.

**Second Floor Room** - 6.27m x 3.48m (20'7" x 11'5" overall measurements)

Double glazed velux window.

**WC** - 1.83m x 1.83m (6'0" x 6'0" excluding deep storage area)

Wash hand basin, low level Wc.

## Outside

The property stands in established gardens to the front and rear, a wide, hard surfaced driveway provides off road parking for several vehicles and leads to a car port at the side and brick garage measuring 16'8" x 9'3", installed with electric light and power supply and alarm. The rear garden enjoys a sunny aspect having a large timber deck, shaped lawn, borders stocked with a variety of established plants and shrubs. Hot and cold tap. Power points.

## Note

Prospective purchasers should note that there is no planning permission or building regulation approval for the works carried out to the loft.

## Council Tax

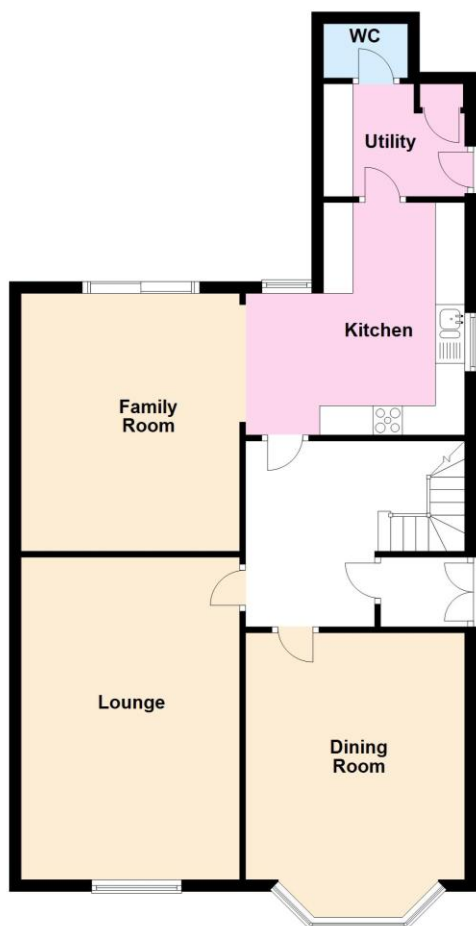
Sefton MBC band E

## Tenure

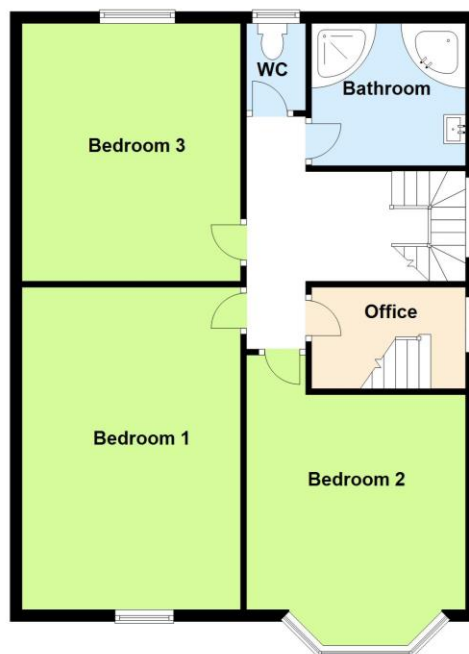
Leasehold with a term of 999 years from 29 September 1931 with a annual ground rent of £5.25.



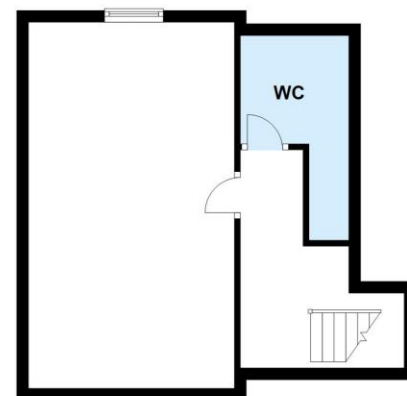
### Ground Floor



### First Floor



### Second Floor



Floor plans are for illustration only and not to scale  
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