



6 Sidney Road, Southport, PR9 7EX.

£250,000

Subject to Contract

Providing family accommodation, this centrally heated and double-glazed semi-detached family house is situated in a popular and established location, convenient for a small range of facilities at Bispham Road and Hesketh Drive, together with Primary and Secondary schools in the vicinity. The accommodation very briefly includes; Enclosed Vestibule, Entrance Hall, Front and Rear Lounges, Kitchen, Utility, and on the First Floor there are three bedrooms, (one of which could be divided into two bedrooms, if required), and a bathroom and WC. There are mature gardens to both the front and rear.

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Southport's Estate Agent

Enclosed Vestibule

UPVC double-glazed and leaded double outer doors. Tiled floor, half-tiled walls, part-glazed inner door to...

Entrance Hall

UPVC double-glazed and leaded window to side, stairs to the First Floor.

Front Lounge - 4.57m into bay x 4.11m (15'0" into bay x 13'6")

UPVC double-glazed bay window, living flame, coal effect gas fire with attractive marble surround and hearth. Plate rail.

Rear Lounge - 3.91m x 3.3m (12'10" x 10'10")

UPVC double-glazed window overlooking the rear garden. Built-in cupboards to chimney recess. Wall light points.

Kitchen - 3.68m x 1.68m (12'1" x 5'6")

Single drainer stainless steel sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards, working surfaces. Midway wall tiling. Wall mounted 'Worcester' gas central heating boiler. Opening to...

Utility Room/Porch - 1.91m x 1.5m (6'3" x 4'11")

UPVC double-glazed windows and door to rear garden. Plumbing for washing machine.

First Floor Landing

Bedroom 1 - 4.62m into bay x 3.76m (15'2" into bay x 12'4")

UPVC double-glazed bay window.

Bedroom 2 - 3.25m narrowing to 2.68m x 5.79m (10'8" narrowing to 8'8" x 19'0")

Two UPVC double-glazed windows overlooking the rear garden. This room could be readily divided into two bedrooms if required.

Bedroom 3 - 3.4m excl. door recess x 2.08m (11'2" excl. door recess x 6'10")

UPVC double-glazed window.

Bathroom - 2.01m overall maximum measurements x 2.21m (6'7" x 7'3" overall maximum measurements)

Panelled bath with shower screen and electric shower, wash hand basin, low level WC. Towel rail/radiator. Extractor, UPVC double-glazed window.

Outside

Established gardens adjoin the property to the front and rear. Off-road car parking to the front. The mature and established rear garden has two patio areas, lawn, borders; stocked with a variety of plants and shrubs. Substantial brick workshop, 15'0" x 7'7" with electric light and power supply, greenhouse.

Tenure

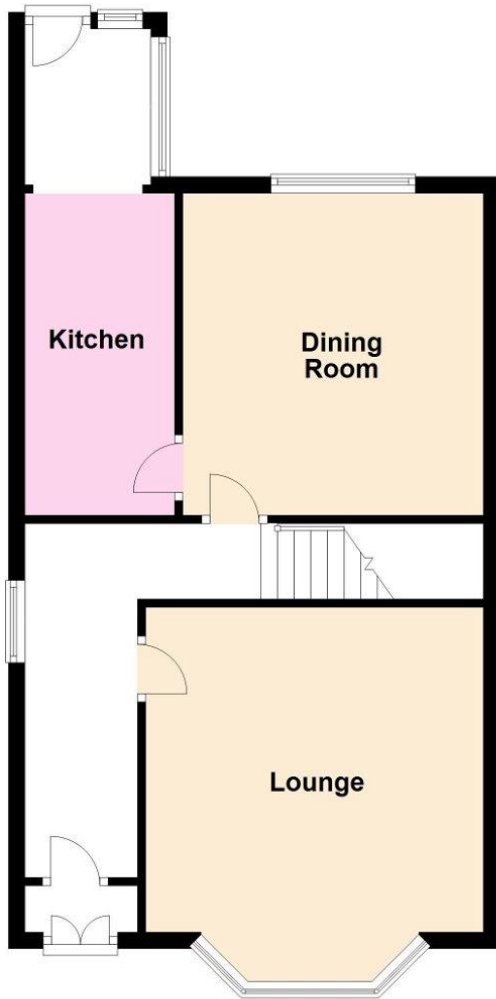
Freehold.

Council Tax

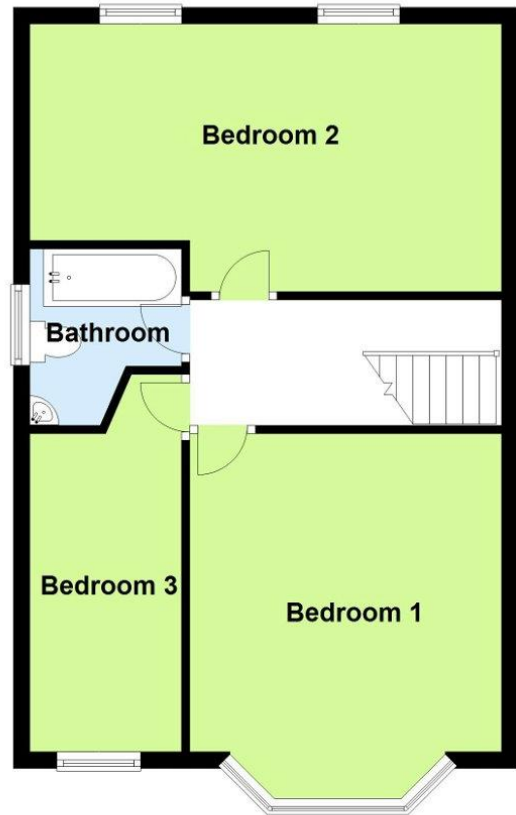
Sefton MBC Band C.



Ground Floor



First Floor



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



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