



**6 Wyresdale Avenue,
Southport, PR8 6NH.
£299,995 Subject to Contract**

An early viewing is highly recommended to appreciate the newly refurbished and modernised accommodation offered by this semi-detached family house. Installed with gas central heating, UPVC double-glazing. The accommodation very briefly includes; Entrance Porch, Entrance Hall, Front Lounge, Rear Lounge or Dining Room, newly fitted Kitchen with a range of built-in appliances. One the First Floor there are three good sized bedrooms and a luxury Bathroom and WC. The property stands in established gardens to both the front and rear, there is off-road car parking. The house is situated in a popular and established residential location, just off Everard Road, convenient for nearby schools and KGV Sixth Form College. Main amenities are located in Southport Town Centre. **NO CHAIN DELAY!!**

Enclosed Vestibule

UPVC double-glazed outer storm doors and side windows. Inner door with etched glazed insert, feature stained glass and leaded side window to...



Entrance Hall

Grey, 'woodblock' effect, flooring. Stairs to the First Floor with useful cupboard below, glazed double doors to...

Lounge - 4.57m into bay x 3.23m (15'0" into bay x 10'7")

UPVC double-glazed bay window, attractive fireplace with electric fire, half-panelled walls.



Rear Lounge/Dining Room - 4.29m x 3.23m (14'1" x 10'7")

UPVC double-glazed double doors leading to the rear garden. Half-panelling to the walls.

Dining Kitchen - 3.25m excl. recess x 2.26m (10'8" excl. recess x 7'5")

A contemporary range of units including single drainer stainless steel sink unit with mixer/rinser tap, base units with cupboards and drawers, wall cupboards, woodgrain working surfaces, four-ring gas hob with cooker hood above and electric oven below, integrated dishwasher, recess and plumbing for washing machine. Cupboard housing 'Vaillant' gas central heating boiler and space for a fridge-freezer. UPVC double-glazed windows and door to the side. Recessed spotlighting.



First Floor Landing

Bedroom 1 - 4.67m into bay x 3.28m (15'4" into bay x 10'9")

UPVC double-glazed window.

Bedroom 2 - 4.29m x 3.23m (14'1" x 10'7")

UPVC double-glazed window.

Bedroom 3 - 2.54m x 2.26m (8'4" x 7'5")

UPVC double-glazed window.



Bathroom - 3.2m x 2.26m (10'6" x 7'5")

Fully tiled walls and flooring with recessed spotlighting. A deep and long panelled bath with mixer tap, double walk-in shower enclosure with thermostatic rainfall shower head and handheld shower attachment, vanity wash hand basin with drawers below, low level WC. Chrome towel rail/radiator, extractor, UPVC double-glazed window.



Outside

Mature gardens to both the front and rear. The front garden provides off-road car parking, the extensive rear garden has two large patio areas and lawn.

Council Tax

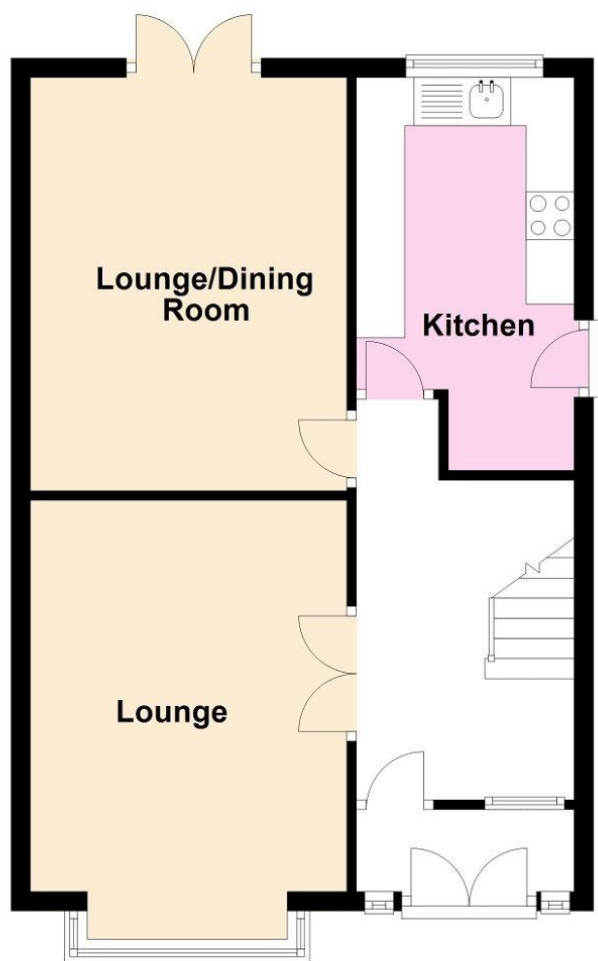
Sefton MBC Band C.

Tenure

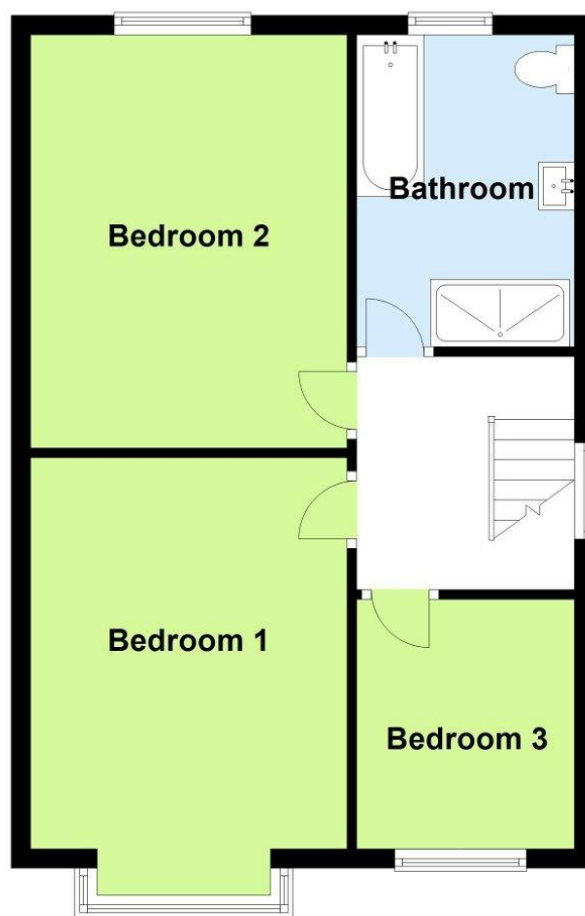
Freehold.



Ground Floor



First Floor



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



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