



**25a Avondale Road, Southport, PR9 0EP**

**£325,000**

**Subject to Contract**

A fabulous, detached bungalow designed and built to the seller's impressive specifications. The bungalow is hidden away behind electric gates, giving a high degree of privacy, and is situated just a short walk from both Lord Street and The Promenade. Installed with grey, aluminium, framed double glazing and gas, underfloor heating, other features include; a 'Vortice heat recovery system, a well-equipped, stylish kitchen with integrated, 'Bosch' appliances, high-end 'Quartz countertops, and ample storage space. The easily managed accommodation includes; an Entrance Hall with WC, Lounge with bifolding doors to the garden and open plan to the fitted kitchen, there are two double bedrooms both with ensuite shower rooms.

Properties of this calibre are rarely available to buy and an early viewing is strongly advised. No Chain Delay.

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*Southport's Estate Agent*

## Entrance Hall

Composite outer door with etched, double glazed insert and double glazed side windows. LVT flooring. Control unit for electric gates and intercom. Useful storage/ utility cupboard, boiler cupboard housing 'Baxi' gas central heating boiler.

## Cloakroom

Wash hand basin with drawers below, low level Wc, drop down ladder providing access to the loft.

## Lounge - 5.72m x 3.84m (18'9" x 12'7")

Bifold doors leading to the front garden. LVT flooring. Open plan to....

## Kitchen - 3.05m x 2.31m (10'0" x 7'7" to front of units)

Installed with a range of high gloss, grey and white units with Quartz working surfaces. Single drainer one and half bowl inset sink unit, mixer tap and 'Qettle' hot water tap. Base units with cupboards and drawers, wall cupboards and pull out larder cupboard. A range of 'Bosch' appliances including; induction hob, cooker hood, oven, microwave combined oven, warming drawer, fridge, freezer, washer dryer and dishwasher. Breakfast bar.

## Bedroom 1 - 3.99m x 2.95m (13'1" x 9'8")

Underfloor heating control. Double glazed window.

## Ensuite Shower Room - 1.57m x 2.24m (5'2" x 7'4")

Generous walk in shower enclosure with thermostatic hand held and rain head shower. Vanity wash hand basin with drawers below, low level Wc. Chrome towel rail, feature, decorative wall board. Illuminated mirror, spotlighting and extractor. LVT flooring with under floor heating.

## Bedroom 2 - 3.99m x 2.95m (13'1" x 9'8")

Underfloor heating control. Upvc double glazed window.

## Ensuite - 1.57m x 2.24m (5'2" x 7'4")

Generous walk in shower enclosure with thermostatic hand held and rain head shower. Vanity wash hand basin with drawers below, low level Wc. Chrome towel rail, feature, decorative wallboard. Illuminated mirror, spotlighting and extractor. LVT flooring with under floor heating.

## Outside

Off road car parking approached via double remote control gates with intercom access. Lawn. EV charging point.

## Council Tax

We understand a Council Tax band has not yet been allocated to the property.

## Tenure

We are advised by the seller that the tenure will be Freehold.



## Ground Floor



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

