



54 Sussex Road, Southport, PR9 0SR

£210,000

Subject to Contract

An early viewing is recommended to appreciate the newly refurbished accommodation offered by this end terrace property offering centrally heated and double glazed accommodation. The property benefits from new floor coverings, a newly fitted bathroom and kitchen, new plumbing and central heating with a 'Combi' boiler, new windows, roof and gutters, landscaping and redecoration throughout. The accommodation briefly includes, entrance hall, front lounge, rear lounge, kitchen, utility room, with three bedrooms and a bathroom to the first floor. Established gardens to the front and rear. The property is situated in an established residential location convenient for the nearby facilities at the Southport Town Centre. No Chain Delay.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Enclosed Vestibule

Upvc outer door with double glazed insert. Inner door with leaded double glazed insert leading to..

Entrance Hall

Stairs to the first floor, woodgrain LVT flooring.

Front Lounge - 4.62m x 3.66m (15'2" into bay x 12'0")

Upvc double glazed bay window.

Rear Lounge/ Dining Room - 3.56m x 3.76m (11'8" x 12'4")

Upvc double glazed window, useful storage cupboard below stairs.

Kitchen - 3.05m x 4.09m (10'0" x 13'5")

Installed with a range of newly fitted 'high gloss white' fittings, including base units with cupboards and drawers wall cupboards, contrasting working surfaces. Single drainer stainless steel sink unit, part wall tiling. Five burner range style cooker, 'Candy' dishwasher and tall American style fridge freezer. Woodgrain LVT flooring.

Utility Room - 3.12m x 0.94m (10'3" x 3'1")

Woodgrain LVT flooring. Wall mounted 'Glow-worm' gas fired central heating boiler. Plumbing for washing machine.

First Floor Landing

Bedroom 1 - 3.78m x 4.88m (12'5" x 16'0")

Two Upvc double glazed windows.

Bedroom 2 - 3.56m x 2.92m (11'8" x 9'7")

Upvc double glazed window.

Bedroom 3 - 2.36m x 3m (7'9" x 9'10")

Upvc double glazed window.

Bathroom - 2.13m x 2.87m (7'0" x 9'5")

A newly installed white suite including panelled bath with mixer tap, pedestal wash hand basin, low level Wc. Corner entry shower enclosure with thermostatic shower. Chrome towel rail/ radiator, illuminated vanity mirror/ medicine cabinet. Recessed spotlighting and extractor. Upvc double glazed window.

Outside

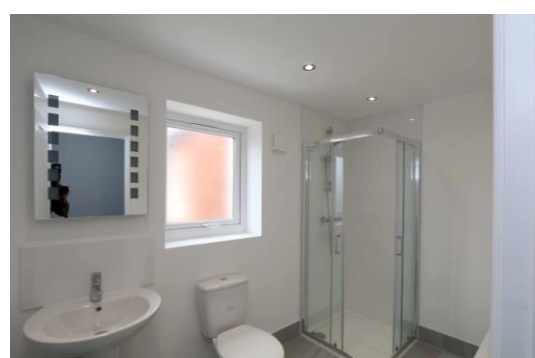
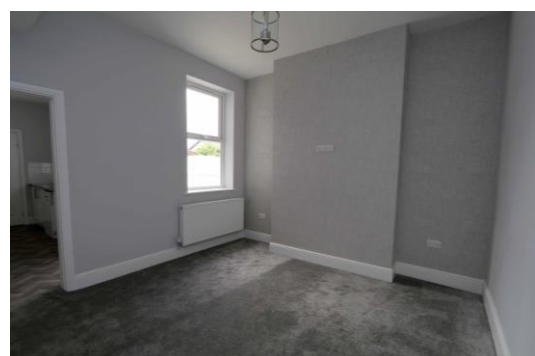
The property stands in gardens to the front and rear, paved off road car parking at the front together with a established and decorative flower bed. (Curb not lowered.) Enclosed and paved rear yard with access to the right of way onto Zetland Street.

Council Tax

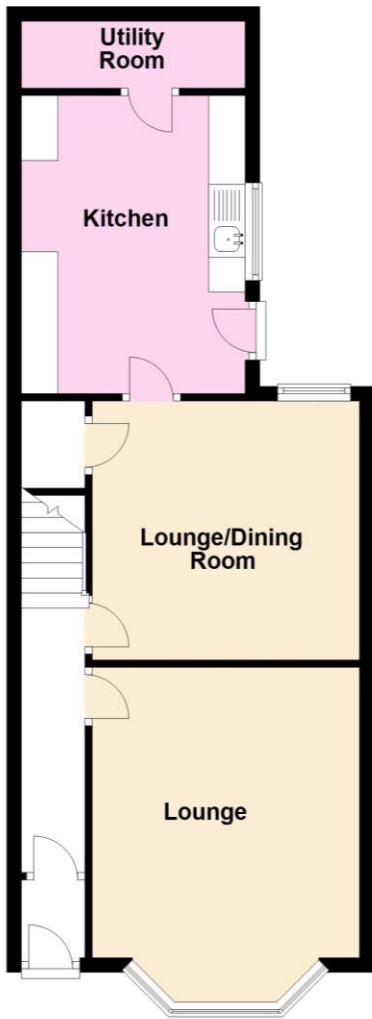
Sefton MBC band B.

Tenure

Freehold.



Ground Floor



First Floor



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



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