



**125 Tithebarn Road, Southport, PR8 6AW**

**£265,000**

**Subject to Contract**

An early viewing is recommended to appreciate the tastefully decorated and well appointed accommodation offered by this semi detached family house. Installed with both gas central heating and Upvc double glazing this accommodation briefly includes; entrance hall, lounge, rear lounge/ dining room, fitted kitchen, newly fitted bathroom with shower, and on the first floor there are three bedrooms and a WC. The property stands in established gardens to both front and rear, there is off road parking for a number of vehicles to the front, the rear garden having lawn, borders and patio. The property is situated in a popular and established, residential location convenient for local Primary and Secondary schools, the railway station at Meols Cop which is on the Southport to Manchester commuter line, and a passing bus service provides access to the facilities at the Southport Town Centre.



### Enclosed Vestibule

Upvc outer door with double glazed and leaded insert. Fielded and panelled inner door with figure glazed, fan lights.

### Entrance Hall

Stairs to the first floor. Decorative coving and ceiling rose.

### Lounge - 4.22m x 3.76m (13'10" into bay x 12'4" into recess)

Upvc double glazed bay window overlooking the front garden. Living flame coal effect gas fire and attractive surround, coving and ceiling moulding, sliding oak doors to....

### Rear Lounge/ Dining Room - 3.96m x 4.09m (13'0" x 13'5")

Upvc double glazed window.

### Kitchen - 4.88m x 2.69m (16'0" x 8'10")

Installed with a range of 'high gloss white' units with contrasting quartz effect working surfaces, base units with cupboards and drawers, wall cupboards. Mid way wall tiling, five burner gas hob with cooker hood above and double electric ovens below. Integral dishwasher, cupboard housing and plumbed for a washing machine, 'Kardean' tile effect flooring close boarded ceiling. Upvc double glazed windows to two sides. Under stairs storage cupboard with 'Vaillant' gas central heating boiler.

### Rear Hall

Upvc side door with double glazed insert leading to the side porch. Useful utility/ drying cupboard with space for tumble dryer and fitted radiator.

### Bathroom - 2.44m x 2.21m (8'0" x 7'3")

A recently fitted bathroom suite including; white panelled bath with mixer tap, pedestal wash hand basin, low level WC, walk in double shower enclosure with thermostatic hand held and rain head showers. Tiled walls, towel rail/ radiator, two Upvc double glazed windows.

### Side Porch

Upvc double glazed windows and outer door.

### First Floor Landing

### WC

Wash hand basin and low level WC.

### Bedroom 1 - 3.15m x 4.47m (10'4" extending to 11'6" x 14'8" to front of built in fitments)

Built in wardrobes to one wall, further wardrobes, dressing table and drawers. Two Upvc double glazed windows.

### Bedroom 2 - 3.89m x 3.28m (12'9" x 10'9")

Upvc double glazed window.

### Bedroom 3 - 2.54m x 2.74m (8'4" x 9'0")

Upvc double glazed window. Woodgrain laminate flooring, built in wardrobes with recess for bed and overhead storage cupboard.

### Outside

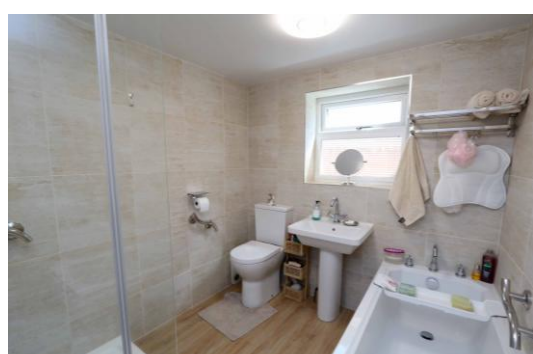
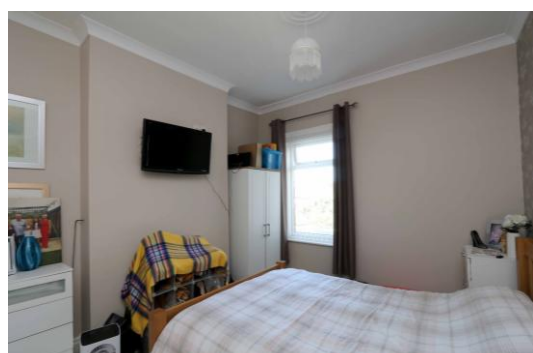
Attractive gardens to both the front and rear, double wrought iron gates lead to the front garden which has parking for several vehicles and display borders. The attractive rear garden has paved patio, lawn borders, substantial shed with electric light and power supply. Tap.

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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