



**97 Guildford Road  
Southport, PR8 4JY, £290,000  
'Subject to Contract'**

This immaculate, extended, and modernised three-bed semi-detached family home is nestled in a peaceful cul-de-sac on Guildford Road. Close to shops and amenities, and a semi-rural backdrop of fields and farmland. Step into the entrance hall leading to an open-plan lounge/dining area, perfect for entertaining. The ground floor offers a WC and a separate utility room. Pocket-style sliding doors reveal a stunning breakfast kitchen extension, complete with high-end appliances, Granite surfaces, skylights, and a breakfast bar. The beautifully tended rear garden offers a serene escape and are a most definite feature. Upstairs, you'll find three bedrooms, a modern bathroom suite, and a boarded loft for storage. With ample off-road parking and great commuter links, this home is ready for its next chapter!

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*Southport's Estate Agent*

### Entrance Vestibule

Tiled flooring and composite-style inner door with opaque Upvc double-glazed side window leading to...

### Entrance Hall

Turned staircase leads to first floor with stripped wooden handrail, spindles, newel post. Storage to useful understairs, dado rail, and door leads to ground-floor WC.

**Ground-Floor WC** - 1.19m x 1.09m (3'11" x 3'7" including areas of reduced head height)

Opaque Upvc double-glazed side window, low-level WC, corner wash hand basin with mixer tap.

**Lounge** - 3.86m x 3.25m (12'8" into bay x 10'8" into recess)

Upvc double-glazed bay window to front of property, inset remote-controlled living flame gas fire to chimney breast, dado rail, and open-plan access leading to...

**Dining Room** - 3.76m x 3.23m (12'4" x 10'7")

Dado rail continues, with space-saving glazed sliding pocket-style doors leading to...

**Breakfast Kitchen** - 2.77m x 5.28m (9'1" x 17'4" overall measurements)

Modernised, extended, and much-improved, high and exacting specifications. This well-planned, modern-style kitchen conveys light and space, overlooking impressive gardens. Built-in shaker-style units, Granite surfaces, breakfast bar, inset Belfast-style sink. Upvc double-glazed windows with fitted blackout roller blinds and patio door, skylights maximize natural light. Remote control ambient lighting, 'SMEG' range double oven with induction hob and extractor. Glazed single pocket-style door leads to...

**Utility Room** - 2.79m x 2.21m (9'2" x 7'3")

Composite-style side door leads to garden. Wall cupboards, Granite surfaces, plumbing for washing machine, space for dryer. Wall-mounted 'Worcester' combination boiler, recessed spot lighting. Door to entrance hall.

### Landing

Opaque Upvc double-glazed window, loft access by drop-down ladder to excellent boarded loft storage with electric light & power.

**Bedroom 1** - 4.04m x 3.23m (13'3" into bay x 10'7" into recess)

Upvc double-glazed bay window to front.

**Bedroom 2** - 3.76m x 3.2m (12'4" x 10'6" to rear of wardrobes)

Upvc double-glazed window overlooks rear, fitted wardrobes with partial sliding mirrored frontage.

**Bedroom 3/Office** - 2.77m x 2.26m (9'1" to rear of wall cupboards x 7'5")

Upvc double-glazed window, built-in cupboard over stairs, home office arrangement.

**Family Bathroom/WC** - 2.77m x 2.26m (9'1" x 7'5")

Opaque Upvc double-glazed window, four-piece modern suite: low-level WC, pedestal wash basin, corner step-in shower enclosure with overhead shower unit, recessed spot lighting.

### Outside

Flagged driveway access to front provides off-road parking for numerous vehicles, raised beds arranged for ease of maintenance, with flower borders and secure side gated access leading to rear. The immaculate rear garden has been very well tended with laid-to lawn, edged borders, a variety of plants, shrubs, and trees, along with a greenhouse and garden shed. The gardens are not directly overlooked and are, in the opinion of the estate agents, a most definite feature.

### Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

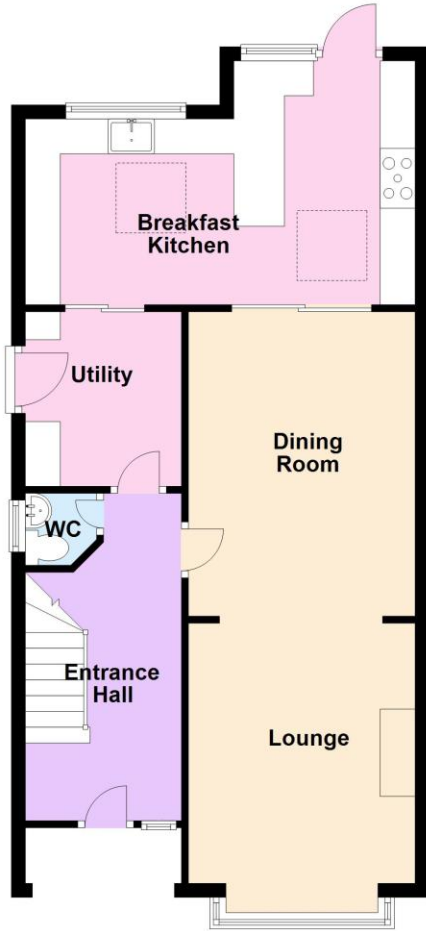
### Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



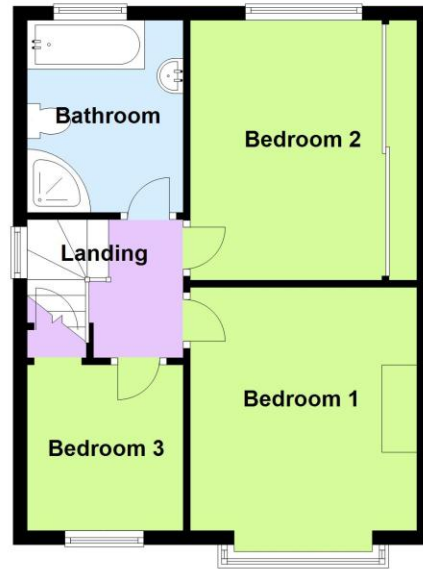
### Ground Floor

Approx. 63.6 sq. metres (685.0 sq. feet)



### First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 104.7 sq. metres (1127.0 sq. feet)



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.