



**22 Shellfield Road
Southport, PR9 9UR £170,000
'Subject to Contract'**

Tucked away just off Shellfield Road, this one-of-a-kind property sits above a hair salon, offering a private driveway entrance. On the ground floor, you'll find a welcoming reception room and a kitchen leading out to a rear courtyard arranged for ease of maintenance. The first-floor hosts two spacious double bedrooms and a family bathroom, while a staircase takes you up to a second-floor storeroom. Low-maintenance enclosed gardens enhance the appeal. This distinctive home would suit a range of buyers, whether first-timers or those downsizing. Conveniently located near both Primary & Secondary Schools, local shops, Supermarkets, Doctors' Surgeries, and with easy access to Churchtown Village and Marshside Nature Reserve. Early viewing is highly recommended!

Entrance Hall

Private entrance, inner hallway leading to reception rooms and stairs to first floor.

Rear Lounge - 4.11m x 4.24m (13'6" x 13'11" into recess)

Upvc double-glazed window to kitchen, electric fire with marble interior, hearth, and surround, inner door leading to...



Kitchen - 1.98m x 5.26m (6'6" x 17'3" into recess)

Upvc double-glazed window and door to gardens, cream gloss units, single bowl sink and drainer, electric oven, gas hob, extractor hood, plumbing for washing machine, space for fridge/freezer, doorway to understairs storage cupboard, glazed window to side, wall-mounted combi boiler, Upvc door to courtyard.



First Floor Landing

Split-level, Upvc window to rear, stairs to second floor, door to storeroom.

Bedroom 1 - 4.67m x 3.43m (15'4" overall measurements x 11'3" into recess)

Upvc double glazed window to front.

Bedroom 2 - 2.79m x 3.51m (9'2" x 11'6")

Upvc double glazed window to rear.



Bathroom/WC - 3.17m x 1.78m (10'5" x 5'10")

Opaque Upvc window, WC, basin, panelled bath with shower unit, part-tiled.



Second Floor Storeroom - 1.63m x 1.55m (5'4" into recess x 5'1")

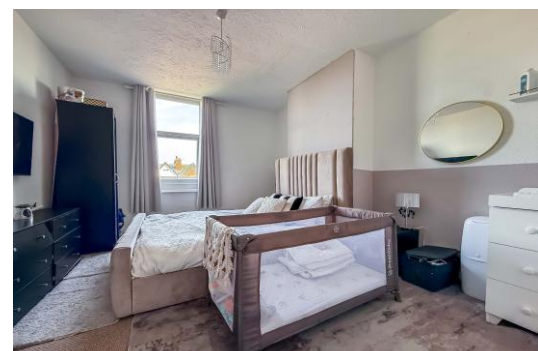
Window, room predominately storage use.

Outside

Off-road parking via driveway to front with timber gate leading to low-maintenance courtyard garden.

Council Tax

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



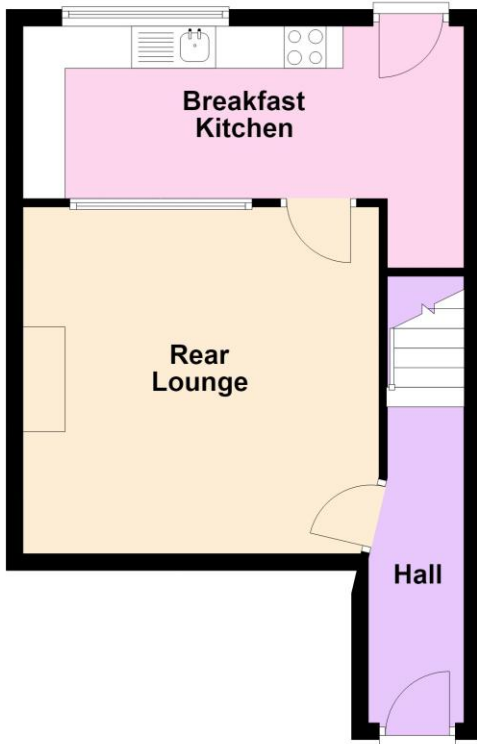
Tenure

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.



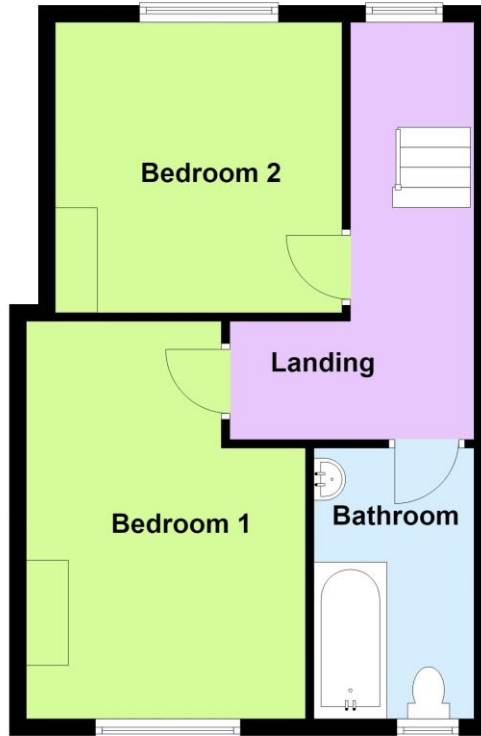
Ground Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.1 sq. feet)

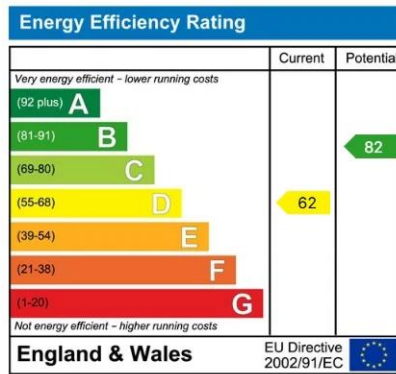


Second Floor

Approx. 2.2 sq. metres (23.8 sq. feet)



Total area: approx. 80.3 sq. metres (864.8 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.