



**74 Windsor Road  
Southport, PR9 9BY, £280,000  
'Subject to Contract'**

Located on Windsor Road, this elegant Victorian pillared-bay semi-detached family home offers generous living space in close proximity to Southport town centre. The property features two inviting reception rooms and a modern, open-plan dining kitchen, perfect for entertaining, which flows into a conservatory with access to the established rear garden. Off-road parking for multiple vehicles is available at the front. Upstairs, there are three spacious double bedrooms, a family bathroom, and a separate WC. Ideally located near Manchester Road, residents can enjoy easy access to local amenities, Southport's historic Lord Street, Marine Lake, boutique shops, and train links connecting to Liverpool Central and Manchester Piccadilly.

### Enclosed Entrance Vestibule

With glazed outer door, arched glazed inserts over, tiled flooring, and midway wall tiling. Upvc double glazed inner door leads to...

### Entrance Hall

stairs lead to first floor with handrail, spindles and newel post; cupboard to understairs with concertina space-saving door; woodgrain laminate-style flooring; ornate corbels, coving, picture rail. Doors lead to main accommodation.

### Lounge - 4.52m x 3.61m (14'10" into bay x 11'10" into recess)

Upvc double glazed bay window to front of property, fireplace with tiled interior, hearth, and wooden fire surround; woodgrain laminate-style flooring; wall light points; ornate coving and ceiling rose. Glazed double doors with matching side screens open to...

### Sitting Room - 3.53m x 3.17m (11'7" x 10'5" into recess)

Upvc double glazed window to rear of property; woodgrain laminate-style flooring; living flame gas fire inset to chimney breast; coving and ceiling rose.

### Dining Kitchen - 6.25m x 3.61m (20'6" x 11'10" overall measurements)

Upvc double glazed window to side; door leads to rear. Kitchen arranged in an attractive modern style with grey shaker-style base units with cupboards and drawers, wall cupboards and working surfaces. One and a half bowl sink unit with mixer tap and drainer. Appliances include slimline dishwasher, integral washing machine, fridge, and freezer. There is also a built-in pantry cupboard, and further appliances include electric double oven with four-ring gas hob. Part wall tiling; dining area open plan to kitchen; glazed inner door leads to...

### Conservatory - 3m x 2.97m (9'10" x 9'9" overall measurements)

Upvc double glazed double doors and window lead to garden at the rear; woodgrain laminate-style flooring.

### First Floor Landing

Split-level landing access with handrail, skylight, and loft access.

### Bedroom 1 - 4.57m x 4.75m (15'0" from rear of wardrobes into bay x 15'7" to rear of wardrobes)

Upvc double glazed single- and double-glazed bay window to front; fitted wardrobes with flyover storage cupboards, knee-hole dressing table and drawers.

### Bedroom 2 - 3.43m x 3.17m (11'3" x 10'5" into recess)

Upvc double glazed window to rear.

### Bedroom 3 - 2.54m x 3.63m (8'4" x 11'11")

Upvc double glazed window; main combination-style central heating boiler system.

### Bathroom/WC - 2.62m x 2.57m (8'7" x 8'5")

Opaque Upvc double glazed window, low-level WC, pedestal wash hand basin and panel bath with glazed shower screen; pumped-in shower and built-in linen cupboard with shelving. Chrome heated ladder-style towel rail with tile-effect flooring, vanity wall mirror illuminated, and recessed spotlighting.

### WC - 1.68m x 0.86m (5'6" x 2'10")

Opaque Upvc double glazed window, low-level WC, tile-effect laminate-style flooring, tiled walls, and recessed spotlighting.

### Outside

Flagged driveway access to the front, with flower borders arranged with plants, shrubs, and trees. Off-road parking for numerous vehicles leads via flagged driveway side access, continuing via gate to the rear. At the rear, there's a flagged patio and enclosed lawn with raised borders, well-stocked with a variety of plants, shrubs, and trees, and it's not directly overlooked.

### Council Tax

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

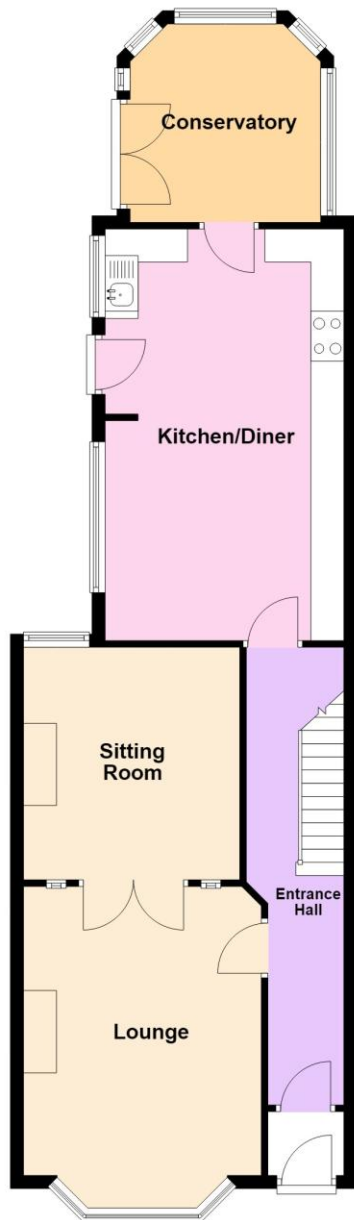
### Tenure

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.



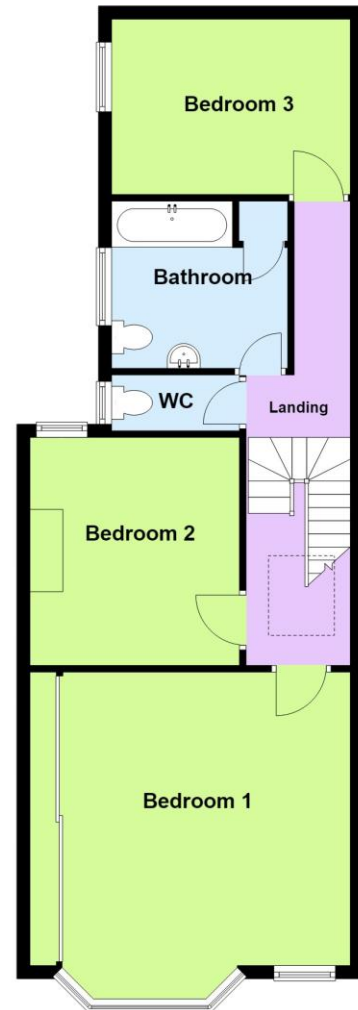
### Ground Floor

Approx. 71.1 sq. metres (765.6 sq. feet)

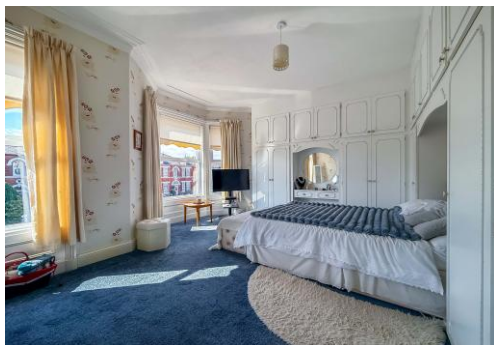


### First Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



Total area: approx. 133.6 sq. metres (1438.0 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.