



224 Duke Street
Southport, PR8 5EN £230,000
'Subject to Contract'

Tucked away at the top of Duke Street, this immaculate two double-bedroom semi-detached home offers tranquil living with open, unrestricted front views. Perfect for families, first-time buyers, or those downsizing, the standout feature is the impressive 130-foot garden, beautifully stocked with mature plants and trees. The ground floor boasts two generous reception rooms, a modern kitchen with breakfast area, utility space, and a separate WC, perfect for entertaining. Upstairs, you'll find two spacious double bedrooms and a contemporary bathroom suite that truly stands out. With close proximity to Lord Street, Birkdale Village, and excellent commuter links, this home is a must-see!

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Enclosed Entrance Vestibule

Upvc double-glazed outer door with midway wall tiling and glazed inner door leading to...

Entrance Hall

Stairs lead to the first floor with handrail and newel post, picture rail, coving, and a glazed inner door leading to...

Front Lounge - 4.06m x 3.68m (13'4" into bay x 12'1" into recess)

Upvc double-glazed bay window, living flame gas fire with granite interior, hearth, and wooden fire surround, picture rail, and coving.

Sitting Room - 3.63m x 3.86m (11'11" x 12'8" into recess)

Upvc double-glazed double doors to the rear, fitted base units to recess, fireplace (disconnected) to chimney breast with granite interior and hearth, picture rail, ceiling rose, woodgrain laminate-style flooring, and a glazed inner door leading to...

Breakfast Kitchen - 7.37m x 2.39m (24'2" overall measurements x 7'10" reducing to 5'11")

Concertina door to understairs storage with hanging space and shelving. Upvc double-glazed side window. Main kitchen incorporates a range of built-in base units, cupboards, drawers, wall cupboards, and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer. Appliances include electric oven and grill, four-ring ceramic hob, extractor over. Space for freestanding fridge/freezer. Part wall tiling. Integral appliances include dishwasher. Woodgrain laminate-style flooring, recessed spot lighting, open plan to breakfast area. Further Upvc double-glazed window to side and door leads to garden at the rear. Recessed spot lighting, woodgrain laminate-style flooring, and door leading via inner hall access to ground floor WC and utility area.

Utility - 1.88m x 0.74m (6'2" x 2'5")

Plumbed for washing machine, extractor, and door leads to...

WC - 1.6m x 0.74m (5'3" x 2'5")

Opaque Upvc double-glazed window, low-level WC, wash hand basin with tiled splashback, mixer tap, and tiled flooring.

First Floor Landing

Split-level landing access with skylight and loft point; half landing leads to family bathroom/WC; main landing with door leading to...

Bedroom 1 - 3.33m x 4.55m (10'11" x 14'11" to rear of wardrobes)

Two Upvc double-glazed windows to the front of the property, fitted wardrobes with overhead storage cupboards and drawers, picture rail.

Bedroom 2 - 3.58m x 3.25m (11'9" x 10'8" into recess)

Upvc double-glazed window, picture rail.

Bathroom/WC - 3.33m x 2.41m (10'11" x 7'11")

Opaque Upvc double-glazed window, four-piece modern white suite comprising low-level WC, vanity wash hand basin with cupboards below and mixer tap, illuminated vanity wall mirror, slipper-style freestanding bath with mixer tap and shower attachment, ladder-style heated towel rail, glazed shower screen with plumbed-in rainfall shower and handheld attachment, tiled flooring with underfloor heating, a cupboard housing the Worcester combination-style central heating boiler system, recessed spot lighting, and part-wall tiling.

Outside

Driveway access to the front provides off-road parking for multiple vehicles, with a flagged and loose-stone layout for easy maintenance. The rear garden is a remarkable feature, approximately 130 ft in length, with a patio area, enclosed lawn, mature borders featuring a variety of plants, shrubs, and trees. Southwest-facing with a sunny aspect, the garden also benefits from two timber storage sheds.

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.

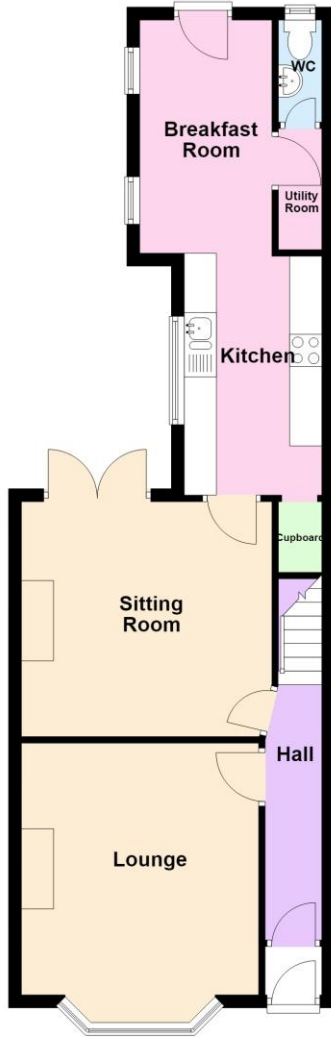
Tenure

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



Ground Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 97.8 sq. metres (1052.8 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.