



**87 Heysham Road
Southport, PR9 7EB, £200,000
'Subject to Contract'**

Picture-perfect and fully renovated to an exceptional standard, this superb semi-detached home is ready to impress. A welcoming entrance porch leads into a bright reception room, opening into a stylish dining area and sleek shaker kitchen, all designed for effortless entertaining. A handy utility room and ground floor WC add everyday convenience. Upstairs, there are two generous double bedrooms and a contemporary family bathroom. Outside, enjoy off-road parking and a private courtyard style rear garden, designed for low maintenance living and not overlooked. Close to excellent schools, the charm of Churchtown Village, and Manchester Piccadilly links, this home is an absolute 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

Entrance Porch

Upvc double glazed outer door with tiled panelling and useful hanging space. Glazed inner door with stained glass and leaded light transom over provides access leading to...

Lounge - 3.51m x 4.55m (11'6" x 14'11" into recess)

Upvc double glazed window with partial fitted plantation-style shutters. Open display recess to chimney breast. Herringbone LVT flooring laid throughout with large open-plan archway leading to...

Dining Room - 2.9m x 4.55m (9'6" x 14'11" into recess)

Herringbone LVT flooring continues with additional open display recess to chimney breast, exposed brick interior and stone hearth. Recess also benefits from bespoke fitted cabinetry including wine cooler and marble worktops, with further shelving and book shelving to recess. Partial wall panelling continues with fixed staircase to first floor including handrail, spindles and newel post. Useful fitted seat to understairs recess with opaque uPVC double glazed window to side. Useful storage fitted to staircase and door leads to...

Kitchen - 3.07m x 2.64m (10'1" x 8'8")

Upvc double glazed window to side of property. Porcelain tiled flooring. Modern shaker-style kitchen with an extensive range of built-in base units including cupboards and drawers, wall cupboards and working surfaces incorporating one-and-a-half bowl sink unit with rinser tap and drainer. Appliances include electric oven, four-ring gas hob with extractor over, integral fridge freezer and dishwasher. Stable-style door with glazed insert leads to a side porch with Upvc double glazed window and further access leading to the side and rear garden. Archway provides access leading to...

Utility Room - 2.39m x 2.74m (7'10" x 9'0" into recess)

Upvc double glazed window to side. Porcelain tiled flooring continues with contemporary base units, concealed working surfaces and wall cupboards. Plumbing available for washing machine and space for tumble dryer. Door leads to...

WC - 1.24m x 0.99m (4'1" x 3'3")

Opaque Upvc double glazed window. Low-level WC and wash hand basin. Neoclassical radiator, partial tiled flooring, recessed spotlighting, wall light points and extractor.

Landing

Opaque Upvc double glazed window to side and loft access.

Bedroom 1 - 3.53m x 3.66m (11'7" x 12'0" into recess)

Upvc double glazed window to rear. Useful cupboard over stairs.

Bedroom 2 - 3.63m x 2.77m (11'11" x 9'1")

Upvc double glazed window with fitted partial plantation-style shutters and picture rail.

Shower Room/WC - 2.57m x 1.68m (8'5" x 5'6")

Upvc double glazed window with partial fitted plantation-style shutters. Three-piece white suite comprising low-level WC, vanity wash hand basin with useful cupboards below and mixer tap, and entry-level shower enclosure with glazed shower screen. Plumbed-in overhead shower with handheld shower attachment. Part-wall tiling, tiled flooring, wall light points and recessed spotlighting.

Outside

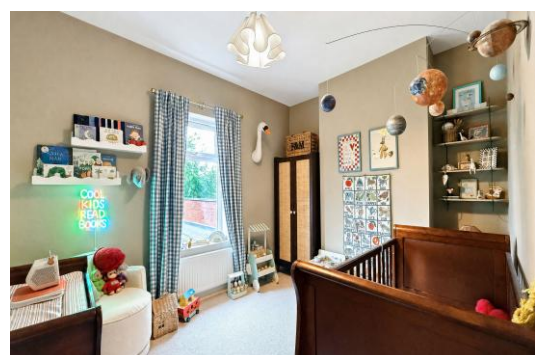
Flagged driveway access to front provides off-road parking for numerous vehicles, with borders established with plants and shrubs and an electric vehicle charging point. Secure flagged side access leads via gate to the rear. The enclosed rear garden is arranged for ease of maintenance with further raised borders established with plants, shrubs and trees. Well screened and not directly overlooked.

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.

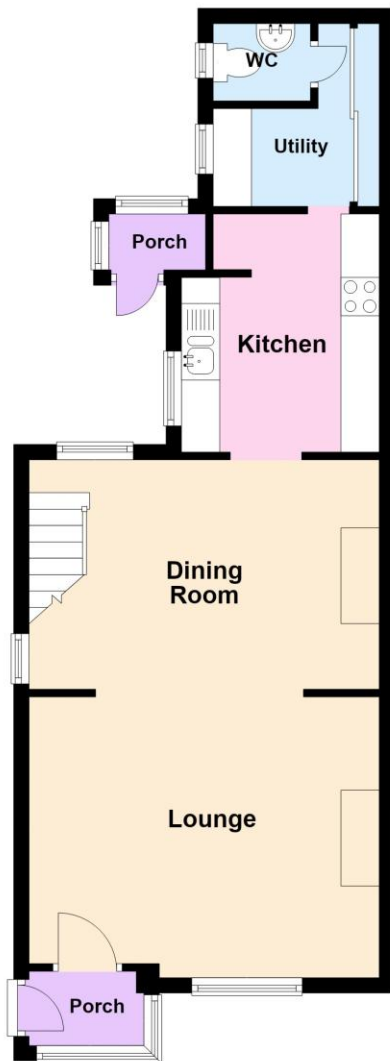
Tenure

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.



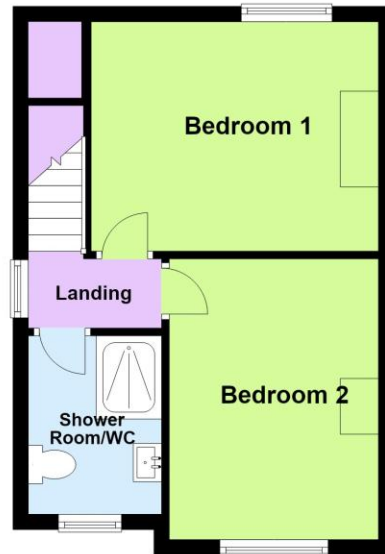
Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



Total area: approx. 76.8 sq. metres (826.7 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.