



**98 Kensington Road
Southport, PR9 0RZ, £260,000
'Subject to Contract'**

Discover this deceptively spacious, 'doors together' semi-detached family home on Kensington Road, offering versatile accommodation across three floors. Boasting charming character features and a distinctive pillared bay frontage, this property is ideally located for easy access to Southport town centre, Lord Street amenities, and convenient rail links. The ground floor welcomes you with an open-plan lounge and dining area, perfect for entertaining, complemented by a well-appointed kitchen, a practical utility room with a WC, and a delightful garden room. The first floor hosts three comfortable bedrooms and a generous family bathroom. An additional bedroom on the top floor provides further flexible living space. Outside, enjoy off-road parking for multiple vehicles and established rear gardens featuring both lawn and patio areas.

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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. Glazed inner door leads to...

Entrance Hall

Stripped wooden flooring arranged for ease of maintenance, with open-plan access to the dining area and lounge, creating an excellent entertaining space. Staircase leads to the first floor with handrail, spindles and newel post. A useful study area has been fashioned beneath the stairs.

Lounge/Diner - 8.76m x 3.78m (28'9" overall measurements into bay x 12'5" extending to 16'3" into entrance hall recess)

Upvc double-glazed bay window to front with useful fitted window-seat storage. Dado rail and working fire with stone interior to chimney breast and fire surround. Stripped wooden flooring, wall light points, coving and ceiling rose. Archway leads through to the dining area with further stripped wooden flooring. The staircase area incorporates a useful study space. Doorway leads to...

Kitchen - 3.89m x 3.35m (12'9" x 11'0")

Upvc double-glazed door and window leading to the rear of the property. Tiled flooring. Shaker-style base units incorporating cupboards and drawers, matching wall cupboards with under-unit lighting and working surfaces. One-and-a-half bowl sink unit with mixer tap and drainer. Appliances include range-style double oven with seven-burner gas hob and concealed extractor hood above. Plumbing is available for dishwasher, together with space for freestanding fridge/freezer. Recessed spotlighting. Opening leads to an inner hall, with space-saving sliding door leading to...

Ground Floor Utility/WC - 1.96m x 1.83m (6'5" x 6'0")

Opaque Upvc double-glazed window. Low-level WC and pedestal wash hand basin with mixer tap. Plumbing is available for washing machine, with space for tumble dryer. Tiled flooring.

Garden Room/Conservatory - 4.14m x 2.95m (13'7" overall measurements x 9'8" to front of wall cupboards)

Upvc double-glazed window and door providing access and aspect to the rear garden. Tiled flooring and useful built-in wall cupboard.

First Floor Split-Level Landing

Split-level landing with staircase leading to the second floor and handrail continued.

Bedroom 1 - 4.67m x 4.95m (15'4" into bay x 16'3" into recess)

Upvc double-glazed window and further bay window to front. Coving.

Bedroom 2 - 3.91m x 3.02m (12'10" x 9'11" into recess)

Upvc double-glazed window. Wood-grain laminate-style flooring.

Bedroom 3 - 3.76m x 3.33m (12'4" x 10'11" overall measurements to rear of wardrobes)

Upvc double-glazed window. Laminate flooring and fitted wardrobes.

Bathroom/WC - 2.24m x 3.94m (7'4" x 12'11")

Opaque Upvc double-glazed window. Four-piece white suite comprising low-level WC, vanity wash hand basin with mixer tap, panel bath with mixer tap and step-in shower enclosure with plumbed-in shower. Part wall tiling, chrome heated towel rail and extractor.

Outside

Hard-surface driveway access to the front provides off-road parking for numerous vehicles. The enclosed rear garden comprises laid-to-lawn areas, artificial lawn and patio, together with a greenhouse. The garden is enclosed and not directly overlooked.

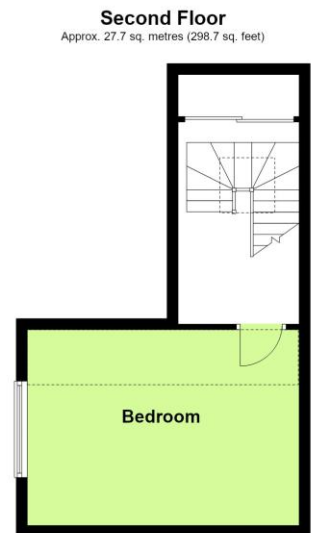
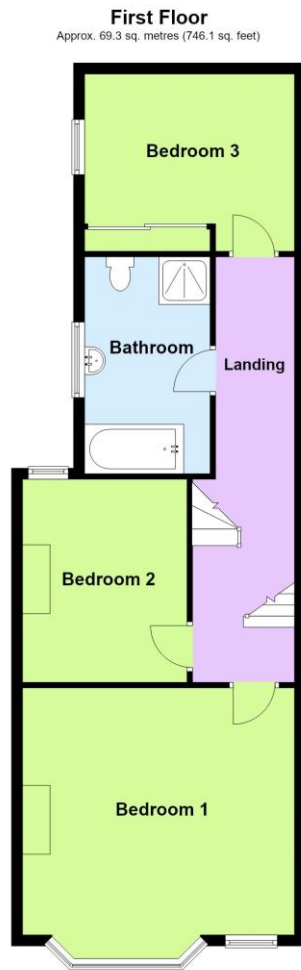
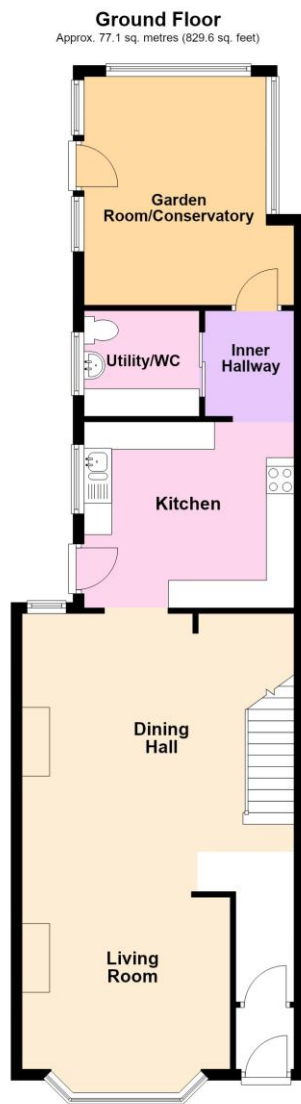
Council Tax

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.





Total area: approx. 174.1 sq. metres (1874.3 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.