Chris Tinsley



36 Gosforth Road
Southport, PR9 7HA,
Offers over £270,000
'Subject to Contract'

Nestled on a highly sought-after road near Southport town centre and Hesketh Park, this immaculately presented semi-detached family home offers turnkey living. With two reception rooms, including a feature dining room that flows into a stylish modern kitchen, and gardens to the rear, the property provides a welcoming family space. The first floor boasts three well-appointed bedrooms and a modern family bathroom. Conveniently located near popular Primary & Secondary Schools, Churchtown Village, Botanic Gardens and commuter links, including the Manchester Piccadilly line, this home will appeal to a variety of buyers and truly must be viewed to be fully appreciated.

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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
Composite outer door leads to vestibule with part wall tiling and Terrazzo tiled flooring. Hanging space to one wall. Glazed inner door leads to….

Entrance Hall
Woodgrain laminate-style flooring and stairs lead to first floor with handrail. Door leads to…

Front Lounge - 4.19m x 3.33m (13'9" into bay x 10'11" into recess)
Upvc double-glazed bay window. Display recess to chimney breast with exposed brick interior over slate hearth and mantel. Shelving to recess and coving.
Dining Room - 4.52m x 3.66m (14'10" x 12'0" in to recess)
Flooded with natural light. Dining/entertaining area with partial Upvc double-glazed pitched roof. Upvc double-glazed French doors lead to garden at rear. Woodgrain laminate-style flooring. Door leads to…

Kitchen - 4.37m x 2.57m (14'4" x 8'5")
Upvc double-glazed window overlooks garden. Modern white gloss kitchen with built-in base units, wall cupboards (one housing central heated boiler), working surfaces, one-and-a-half bowl sink with rinse tap. Range double oven with grill, warming drawer, seven-burner hob, extractor. Space for fridge/freezer, plumbing for dishwasher. Part wall tiling, Karndean flooring. Cupboard under stairs houses electrical meters.

First Floor
Split-level landing access with opaque Upvc double-glazed window to side. Loft via drop-down ladder, boarded for storage.

Bedroom 1 - 4.06m x 3.56m (13'4" into bay x 11'8" to front of wardrobes)
Upvc double-glazed bay window at front. Fitted wardrobes and partial wall panelling with wall light points.

Bedroom 2 - 3.58m x 2.82m (11'9" x 9'3" into recess)
Upvc double-glazed window.

Bedroom 3 - 2.44m x 2.57m (8'0" x 8'5")
Partial panelled wall with loft point. UPVC double-glazed window.

Bathroom/WC - 1.6m x 1.78m (5'3" x 5'10")
Modern three-piece white suite: low-level WC, vanity wash-hand basin with mixer tap and drawers. Panel bath with glazed shower screen, electric shower. Part wall tiling, heated towel rail, tiled flooring, recessed spot lighting, extractor.

Outside
Block-paved driveway at front for easy maintenance. Hard surface side access via gate to rear. Rear garden with Indian stone patio, raised planters, shrubs, trees, enclosed lawn, timber garden shed.

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 Leasehold for the residue term of 999 years from 1st November 1956, with a ground rent payable of £4 per annum. This information is provided in good faith and should be verified by the purchaser's solicitor.

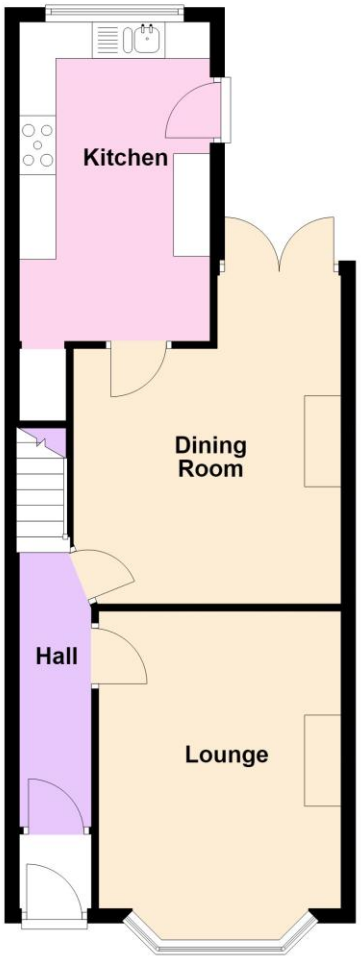







Ground Floor

Approx. 47.8 sq. metres (514.8 sq. feet)

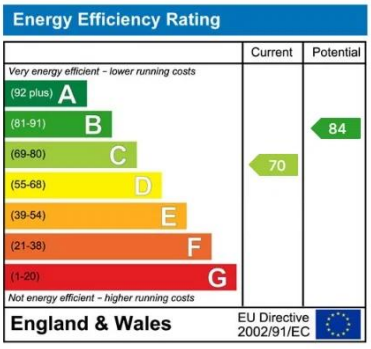


First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



Total area: approx. 93.9 sq. metres (1011.2 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.