Chris Tinsley



98 Tithebarn Road
Southport, PR8 6AN £215,000
'Subject to Contract'

This semi-detached family home occupies an extensive, mature plot with deceptively spacious gardens to the rear and offers excellent potential for purchasers looking to undertake a programme of modernisation and improvement. The accommodation briefly comprises an entrance porch leading into a welcoming entrance hallway, two separate reception rooms including a lounge and dining room, a kitchen, side lean-to and a ground floor wet room. To the first floor are three bedrooms, two of which benefit from extensive built-in wardrobes. Externally, the property enjoys off-road parking to the front, whilst to the rear are particularly generous, mature gardens, offering considerable scope for landscaping and further enhancement. Although requiring modernisation and improvement throughout, the property presents an exciting opportunity for purchasers to create a family home tailored to their own tastes and requirements. The location is particularly convenient for a wide range of local shops, schools and everyday amenities, together with railway connections providing access to Manchester Piccadilly. Early viewing is highly recommended to fully appreciate the property's potential, generous plot and convenient location.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

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 and windows, tiled flooring and dado rail. Inner door leads to…

Entrance Hall
Staircase to first floor with twin handrails, glazed side screen and dado rail. Door leads to dining room.

Front Lounge - 4.19m x 3.71m (13'9" into bay x 12'2" into recess)
Upvc double-glazed bay window to front, coal-effect electric fire with tiled interior, hearth and mantelpiece. Wall light points and glazed sliding double doors providing open-plan access to…



Dining Room - 3.28m x 3.23m (10'9" x 10'7" excluding recess)
Glazed window to lean-to, coal-effect electric fire with marble interior, hearth and wooden fire surround. Useful built-in cupboard to recess. Door leads to…



Kitchen - 2.72m x 2.41m (8'11" x 7'11")
Glazed door and window leading to rear lean-to. Concertina-style door providing access to under stairs storage cupboard housing electrical fuse board and meters, with glazed side window. Kitchen includes a range of fitted base units incorporating cupboards and drawers, wall cupboards and working surfaces with circular bowl sink unit, drainer and rinser tap. Part-wall tiling.

Lean-To - 2.54m x 2.01m (8'4" x 6'7")
Upvc double-glazed door and windows to rear, working surfaces and concealed plumbing for washing machine. Electric light and power.



Wet Room/WC - 2.41m x 2.41m (7'11" x 7'11")
Two opaque Upvc double-glazed windows to side and rear, low-level WC, wash hand basin and part-wall tiling. Wet area incorporating 'Mira' electric shower and wall-mounted grab rail.

First Floor Landing
Split-level landing with Upvc double-glazed window, dado rail and loft access.



Bedroom 1 - 3.33m x 4.62m (10'11" overall measurements into recess x 15'2" to front of wardrobes)
Two Upvc double-glazed windows, fitted wardrobes incorporating kneehole dressing table and drawers, overhead storage cupboards and wall-mounted bedside cabinets.

Bedroom 2 - 3.28m x 2.87m (10'9" x 9'5" to chimney breast)
Upvc double-glazed window, fitted wardrobes, one housing the wall-mounted 'i-mini' combination-style central heating boiler, together with kneehole dressing table and drawers.



Bedroom 3 - 2.72m x 2.41m (8'11" to rear of wardrobes x 7'11")
Upvc double-glazed window to rear, fitted wardrobes incorporating inset wall shelving.

Outside
To the front, a hard-surfaced driveway arranged for ease of maintenance is approached via double wrought-iron gates, providing off-road parking for numerous vehicles. Raised brick borders incorporate a variety of established plants and shrubs. Gated side access continues to the rear, where there is a courtyard-style garden with brick-built outbuilding and flagged patio area, enjoying a good degree of privacy and not being directly overlooked. A further gate leads through to the particularly generous, enclosed rear garden, featuring crazy-paved and patio areas, established borders and a variety of mature plants, shrubs and trees. The extensive, mature rear garden is undoubtedly one of the property's most appealing features.



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. 53.7 sq. metres (578.2 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



Total area: approx. 92.2 sq. metres (992.8 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.