

182 Preston New Road, Southport, PR9 8NY
'Offers In Excess Of' £365,000
'Subject to Contract'

Lovingly modernised, improved and substantially extended to the current owners' exacting specifications, this impressive four-bedroom family home offers beautifully presented and versatile accommodation, ideal for modern family living and entertaining. The ground floor comprises a welcoming entrance hall, WC, front lounge with bay window and log-burning stove, separate rear sitting room and an impressive open-plan dining kitchen with modern fitted units, integrated appliances and bi-fold doors opening onto a raised composite deck with pergola, overlooking the landscaped gardens. To the first floor are four bedrooms, including a principal bedroom with en-suite shower room, a modern family bathroom and a useful loft room accessed via a drop-down ladder. Please note, building regulations approval has not been obtained for the loft room. Externally, secure double entrance gates open onto a substantial flagged driveway providing ample off-road parking. The private rear gardens feature composite decking, covered pergolas, tiled patios, artificial lawn and decorative borders, together with a superb detached garden entertainment room with bar, light and power, and an adjoining partially enclosed spa area (portable hot tub excluded from the sale). Conveniently positioned for Churchtown Village, Fylde Road amenities, well-regarded schools and transport links via the A565 to Southport, Preston and surrounding 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

Open Canopied Entrance
With composite inner entrance door and opaque glazed side window leading to…

Entrance Hall
Wood-grain laminate-style flooring, turned staircase to the first floor with handrail, spindles and newel post. Useful understairs storage cupboard and separate door leading to…

Ground Floor WC
Conveniently positioned beneath the staircase and comprising low-level WC and vanity wash-hand basin with mixer tap. Wood-grain laminate-style flooring and recessed spotlighting.

Lounge - 3.89m x 3.33m (12'9" into bay x 10'11" into recess)
Upvc double-glazed bay window, feature log-burning stove inset to chimney breast with tiled interior and hearth and attractive wooden fire surround. Partial wall panelling to recess, continuation of wood-grain laminate-style flooring and decorative ceiling moulding.

Rear Lounge/Sitting Room - 3.91m x 3.02m (12'10" x 9'11")
A versatile second reception room, perfect for family living and entertaining, with an open-plan archway leading directly into the dining kitchen. Part-panelled media wall, continuation of wood-grain laminate-style flooring and recessed spotlighting.

Dining Kitchen - 5.33m x 2.34m (17'6" reducing to 7'5" x 7'8" extending to 13'7" overall measurements)
A superb open-plan dining kitchen, ideal for everyday family living and entertaining. The kitchen comprises a modern range of fitted base units incorporating cupboards and drawers, together with complementary wall cupboards with under-unit lighting. Butcher-block working surfaces incorporate a 1 1/2 bowl sink unit with mixer tap and drainer. Integrated appliances include a four-ring ceramic-style hob with extractor over, electric oven and grill, microwave and fridge freezer. Additional features include part-wall tiling, wood-grain laminate-style flooring, recessed spotlighting and a wall-mounted 'Glow.worm' combination central heating boiler. A double-glazed side entrance door provides access to the enclosed side lean-to and onward access towards the garage. The dining area benefits from bi-folding doors opening directly onto the raised composite deck terrace with pergola over and the landscaped rear gardens beyond.

First Floor Landing
1/2 landing incorporating a glazed leaded-light side window. Loft access via a drop-down ladder leads to a useful loft room.
Please note: The loft room does not have building regulations approval and is not described as habitable accommodation.

Bedroom 1 - 3.78m x 4.09m (12'5" into door recess, reducing to 7'5" x 13'5" to front of wardrobes overall measurements)
Upvc double-glazed window overlooking the rear of the property, wood-grain laminate-style flooring, fitted cupboard and shelving. Door leading to…

En-Suite Shower Room - 1.17m x 1.68m (3'10" x 5'6" overall measurements)
Modern two-piece white suite comprising wash-hand basin with mixer tap and entry-level shower with glazed shower screen, plumbed-in rainfall-style shower and separate handheld shower attachment. Complementary wall cladding.

Bedroom 2 - 3.99m x 3.07m (13'1" into bay x 10'1" into chimney breast)
Upvc double-glazed bay window, wood-grain laminate-style flooring, decorative panelled walls to chimney breast and recessed spotlighting.

Bedroom 3 - 2.34m x 2.72m (7'8" x 8'11")
Opaque Upvc double-glazed window and wood-grain laminate-style flooring.

Bedroom 4/Dressing Room - 2.72m x 1.93m (8'11" x 6'4")
Upvc double-glazed window, wood-grain laminate-style flooring and fitted wardrobes.

Family Bathroom/WC - 2.16m x 2.57m (7'1" x 8'5")
Modern three-piece suite comprising low-level WC, wash-hand basin with mixer tap and panelled bath with wall-mounted mixer tap, plumbed-in deluge-style shower and separate handheld shower attachment. Illuminated vanity wall mirror and ladder-style chrome heated towel rail.

Outside
The property occupies an attractive position set back from Preston New Road, approached via secure wrought-iron double entrance gates opening onto a substantial flagged driveway providing off-road parking for numerous vehicles. Raised brick-built borders complement the frontage, whilst secure side access leads towards the rear of the property and an enclosed side lean-to/utility area measuring approximately 18'4" x 6'8", providing useful additional storage and utility space with access towards the garage and rear garden. The beautifully maintained and thoughtfully landscaped rear gardens provide an exceptional setting for outdoor relaxation, socialising and entertaining, enjoying a good degree of privacy and not being directly overlooked. Immediately adjoining the dining kitchen, bi-folding doors open onto an impressive raised composite deck terrace, complemented by timber panelling and a covered pergola, creating an attractive outdoor seating and dining area. Steps lead down to the enclosed rear garden, incorporating a tiled patio, further raised deck seating area, artificial lawn and decorative loose-stone borders. The various seating areas and garden features combine to create an inviting and versatile outdoor environment, particularly well suited to entertaining family and friends. A particularly impressive feature is the separate garden entertainment room, arranged as a dedicated socialising space complete with bar, electric light and power, providing excellent additional accommodation for entertaining and enjoying the gardens throughout the seasons. Adjoining the entertainment room is a partially enclosed spa area, currently accommodating a portable Lay-Z-Spa hot tub.

Additional Information
The loft room is accessed via a drop-down ladder from the first-floor landing. Building regulations approval has not been obtained, and the room is not included within the property's four-bedroom accommodation. The existing portable hot tub is specifically excluded from the sale. All measurements are approximate and provided for guidance purposes only.

Council Tax
Sefton MBC Band C.
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.













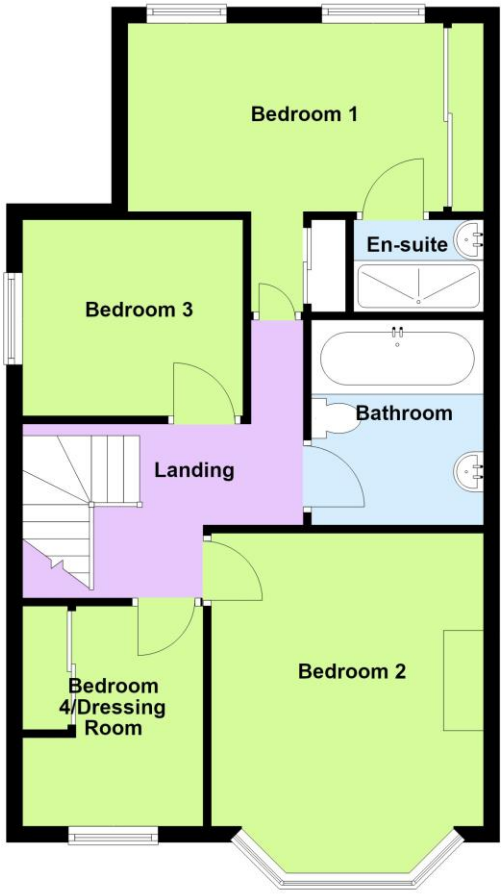
Ground Floor

Approx. 68.4 sq. metres (736.2 sq. feet)

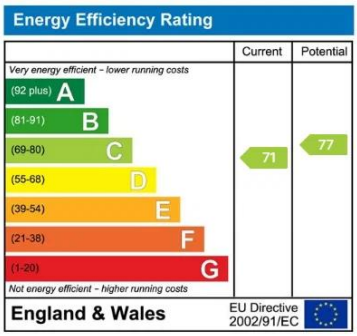


First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 123.2 sq. metres (1326.2 sq. feet)









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