



44 Bradshaws Lane, Southport, Merseyside. PR8 3LQ

Offers Over £225,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this deceptively spacious semi detached house which has been thoughtfully extended and modernised by the present owner. Interior inspection is essential to fully appreciate the accommodation on offer, features include a fully modernised dining kitchen which opens into the spacious family room, additional lounge, three bedrooms, modern bathroom and a good sized established rear garden. The property is situated in a quiet cul-de-sac location and is ideally located for all local amenities including local primary and secondary schools, transport links to Liverpool & Southport, golf clubs, tennis club and Ainsdale village with its variety of restaurants, coffee bars, independent shops and supermarkets. EARLY VIEWING ADVISED.

FEATURES

- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- FRONT LOUNGE
- DINING KITCHEN WITH BUILT IN APPLIANCES
- UTILITY ROOM
- FAMILY ROOM
- FAMILY BATHROOM
- THREE BEDROOMS
- DOUBLE GLAZING & GAS HEATING SYSTEM
- UPDATED THROUGHOUT
- LARGE REAR GARDEN
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed door.

Hall

Glazed door; solid strip wood flooring; stairs to first floor.

Front Lounge

13' 9" x 10' 10" (4.19m x 3.30m) U.P.V.C. framed double glazed splayed bay window to front; feature cast iron fireplace with open grate.

Wicks Kitchen open to Dining

20' 3" x 10' 9" (6.17m x 3.28m) Range of base, wall and drawer units; quartz working surfaces incorporating inset stainless steel sink unit with mixer tap; space for Rangemaster cooker with quartz splashback; extractor canopy; integrated refrigerator/freezer; integrated microwave; under unit lighting; kick board lighting; understairs storage cupboard; solid strip wood flooring; U.P.V.C. framed double glazed window; door to side; open to:-

Family Room

14' 1" x 8' 8" (4.29m x 2.64m) U.P.V.C. framed double glazed, double opening French doors to rear and U.P.V.C. framed double glazed windows all fitted with made to measure blinds from 'Becky's Blinds' pelmet lighting; fibre optic ceiling lights with remote access; solid strip wood flooring.

Covered Outer Porch

open to:-

Utility Room

Plumbing for automatic washing machine and dishwasher; space for tumble dryer; U.P.V.C. framed double glazed window and door to rear.

First Floor

Bespoke oak staircase with glass balustrade.

Landing

U.P.V.C. framed double glazed window to side; loft access housing gas heating boiler.

Bedroom No. 1

10' 10" x 11' 0" (3.30m x 3.35m) U.P.V.C. framed double glazed window to front.

Bedroom No. 2

11' 10" x 10' 9" (3.61m x 3.28m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 3

8' 10" x 7' 8" (2.69m x 2.34m) U.P.V.C. framed double glazed window to front.

Bathroom

8' 0" x 5' 6" (2.44m x 1.68m) Suite comprising panelled bath with electric shower over; shower screen; inset wash hand basin in vanity unit; low level W.C. with concealed cistern; chrome ladder style radiator; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Front Garden

Off road parking.

Rear Garden

Good sized with numerous established trees, shrubs and bushes to include fruit trees, scented rose bushes, herb garden, ornamental fish pond with waterfall, greenhouse; summer house and shed both with power and light.

PLEASE NOTE

**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







EPC

