



**43 Lethbridge Road
Southport, PR8 6JB £280,000
'Subject to Contract'**

Step into this charming Victorian red-brick semi, nestled in a prestigious cul-de-sac on Lethbridge Road. Just moments from Southport's vibrant town centre and direct train links to Manchester and Liverpool, this home is a delightful surprise. Generous reception rooms flow into a farmhouse-style dining kitchen, perfect for entertaining, leading to a garden room and low-maintenance courtyard gardens. Upstairs, three double bedrooms await, with the master featuring an ensuite. Ample off-road parking and a prime location near schools, including King George V College, complete this exceptional offering.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Glazed double outer storm doors lead via vestibule with tiled flooring and glazed inner door leading to...

Entrance Hall

Stairs lead to first floor with handrail, spindles, and newel post. Cupboard to under stairs. Picture rail, corbels, and coving.

Front Lounge - 5.13m x 4.11m (16'10" into bay x 13'6" into recess)

Upvc double-glazed bay window to front, fireplace with tiled interior, marble hearth, and wooden fire surround. Picture rail and coving. Door leads with glazed arched inserts over to...



Sitting Room - 3.76m x 3.68m (12'4" x 12'1" into recess)

Upvc double-glazed side and rear windows, display recess to fireplace with marble interior, hearth, and wooden fire surround. Picture rail and coving.



Farmhouse-Style Dining Kitchen - 5.38m x 3.86m (17'8" x 12'8" into recess and excluding side bay)

Upvc double-glazed side bay window, Upvc double-glazed door and window to enclosed courtyard-style garden at the rear. Kitchen arranged in an attractive farmhouse style with built-in base units including cupboards and drawers, wall cupboards, and working surfaces with partial butcher block tops and inset Belfast-style sink unit with mixer tap and drainer. Exposed brick chimney breast features recess for range-style oven with extractor. Wall cupboard houses the Worcester central heated boiler system. Plumbing for dishwasher and further space for freestanding fridge freezer. Step plus inner door leads down to...



Sunroom - 5.66m x 2.11m (18'7" x 6'11")

Upvc double-glazed window and double French doors lead to enclosed courtyard-style garden at the rear, wall light points.

First Floor

Split-level landing access with skylight maximizing natural light and separate loft access via drop-down ladder, currently partially boarded for storage purposes only. Picture rail and coving.



Bedroom 1 - 5.13m x 4.14m (16'10" into bay x 13'7")

Upvc double-glazed bay window, picture rail and coving. Door leads to...

En-suite Bathroom/WC - 3.07m x 1.37m (10'1" x 4'6")

Opaque Upvc double-glazed window. Three-piece white suite comprising low-level WC, pedestal wash hand basin, and corner panel bath with mixer tap and telephone-style shower attachment. Tiled flooring, part wall tiling.

Bedroom 2 - 3.73m x 3.78m (12'3" x 12'5" into recess)

Upvc double-glazed window to rear of property, picture rail and coving.

Bedroom 3 - 4.34m x 3.73m (14'3" into door recess x 12'3" into recess)

Upvc double-glazed window, airing cupboard houses hot water cylinder.

Shower Room/WC - 1.98m x 1.91m (6'6" x 6'3")

Opaque Upvc double-glazed window. Three-piece modern white suite comprising low-level WC, pedestal wash hand basin, and corner step-in shower enclosure with plumbed-in shower. Part wall tiling, recessed spotlighting, and extractor.



Outside

A flagged driveway at the front, with loose stone borders stocked with plants, shrubs, and trees, offers off-road parking for numerous vehicles. Secure side-gated access leads to an enclosed courtyard-style rear garden, arranged for ease of maintenance, with well-screened plants, shrubs, trees, crushed slate borders, and a flagged patio.

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.



Ground Floor
Approx. 79.9 sq. metres (860.4 sq. feet)



First Floor
Approx. 66.9 sq. metres (719.9 sq. feet)



Total area: approx. 146.8 sq. metres (1580.4 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.