



**53 Moor Lane**  
**Southport, PR8 3NY £260,000**  
**'Subject to Contract'**

Step inside this stunning link-semi detached bungalow, freehold and chain free, nestled in semi-rural Ainsdale. Modernised throughout, this property boasts two spacious bedrooms, a stylish family bathroom and a bright open plan rear lounge, flowing into a charming conservatory overlooking a well-maintained rear garden. A fabulous extended breakfast kitchen, born from part of the original garage, offers the perfect entertaining space, while the remaining garage storage and front parking complete the picture. With excellent links to Southport, Formby and Liverpool, this bungalow is a must see!

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*Southport's Estate Agent*

## Entrance Hall

Upvc double-glazed outer door leading to entrance hall. Further doors lead to main accommodation.

## Rear Lounge - 6.05m x 3.17m (19'10" x 10'5" overall measurements)

Wall-mounted electric fire, glazed door leads to dining kitchen, and separate Upvc double-glazed sliding doors lead to conservatory at the rear.

## Dining Kitchen - 4.75m x 2.39m (15'7" x 7'10" extending to 9'11")

Upvc double glazed door and windows lead to enclosed garden. Kitchen arranged in a modern shaker style with built-in base units (cupboards and drawers), wall cupboards, working surfaces and single bowl sink unit with mixer tap and drainer. Appliances comprise of electric oven, four-ring gas hob with extractor hood over. Plumbing for washing machine. Wall cupboard houses Worcester combination boiler system. Part wall tiling, tiled flooring with dining area and Upvc door leading to...

## Adjoining Garage/Store - 1.7m x 2.31m (5'7" x 7'7")

Formerly part of the adjoining garage, now arranged for storage only, with vaulted ceiling providing additional storage space, 'Velux' skylight maximizing natural light, and retaining the original garage door to front. Electric light and power.

## Conservatory - 2.87m x 2.41m (9'5" x 7'11")

Upvc double-glazed windows and sliding patio doors lead to garden at the rear. Tiled flooring, centrally heated.

## Bedroom 1 - 4.29m x 2.41m (14'1" x 7'11" to rear of wardrobes)

Upvc double glazed window, double bedroom with fitted wardrobes, flyover storage cupboards, bedside cabinets, glazed display niches and drawers.

## Bedroom 2 - 3.1m x 2.46m (10'2" x 8'1")

Upvc double glazed window, double bedroom.

## Shower Room/WC - 2.24m x 1.7m (7'4" x 5'7" overall measurements excluding recess)

Modern bathroom with opaque UPVC double glazed window. Three-piece white suite comprising low-level WC, pedestal wash hand basin with mixer tap and corner step-in shower unit with curved screen, tiled walls and flooring. Close-board panelling to ceiling with recessed spotlighting and doorway access to inner hall. To the rear, separate useful built-in storage cupboard, recessed spotlighting, tiled walls and flooring.

## Outside

Gardens arranged for ease of maintenance to both front and rear. Off-road parking to front for numerous vehicles with crushed slate borders and ornamental fir tree. Up-and-over door to garage (reduced size) for storage purposes only, courtesy Upvc door to main accommodation. Rear garden is a definite feature, arranged for ease of maintenance with timber decked terrace, loose stone borders, and well-stocked with a variety of plants, shrubs, and trees, not directly overlooked.

## 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. 78.0 sq. metres (839.5 sq. feet)



Total area: approx. 78.0 sq. metres (839.5 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.