Chris Tinsley



15b Ash Street, Southport, PR8 6JH
£308,000
Subject to Contract

An inviting detached family home, ideally situated, in a well-established area of Southport, offers convenient access to local schools and the town centre. This property boasts comfortable living spaces, centrally heated and double-glazed throughout, making it an excellent choice for a family looking for a blend of comfort and accessibility.

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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

Entrance Vestibule
Composite outer door, double glazed and leaded insert. Tiled floor. Glazed inner and side screen to....

Entrance Hall
Woodgrain laminate flooring, stairs to the first floor with useful storage cupboard below.

WC - 2.08m x 0.86m (6'10" x 2'10")
Corner wash hand basin, low level WC, part tiled walls. Upvc double glazed window.

Lounge - 4.67m x 4.5m (15'4" into bay x 14'9")
Upvc double glazed window overlooking the front. Recessed spotlighting.

Living Dining Kitchen - 7.04m x 3.25m (23'1" x 10'8")
Inset single drainer sink unit with mixer tap. A range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces. Lamona four ring ceramic hob with cooker hood above and electric oven below, integrated dishwasher and washing machine. Cupboard housing gas central heating boiler. Upvc bifold doors leading to the rear garden.

First Floor Landing

Bedroom 1 - 3.61m x 4.52m (11'10" x 14'10")
Upvc double glazed window.

Bedroom 2 - 3.35m x 3.84m (11'0" x 12'7")
Upvc double glazed window.

Bedroom 3 - 2.29m x 2.44m (7'6" x 8'0")
Upvc double glazed window.

Bathroom - 2.29m x 3.17m (7'6" x 10'5")
Upvc double glazed windows to the rear and side. White suite including, corner bath with mixer tap, vanity wash hand basin, low level WC, walk in shower enclosure with thermostatic hand held and rain head showers. Chrome towel rail/ radiator. Recessed spotlighting, part wall tiling.

Outside
Garden room - the former garage has been converted into a useful garden room/ home office, measuring 18'4" x 15'10" overall. Double glazed sliding patio door and double glazed side door. Stainless steel sink units, base units, incorporating fridge, cupboard housing intergas gas central heating boiler., **WC** - 8' x 3' wash hand basin, low level WC. Recessed spotlighting.

There is off road car parking for a number of vehicles. The rear garden having paved patio, astro turf lawn, deck and external tap.

Council Tax
Sefton MBC band C.

Tenure
Freehold.







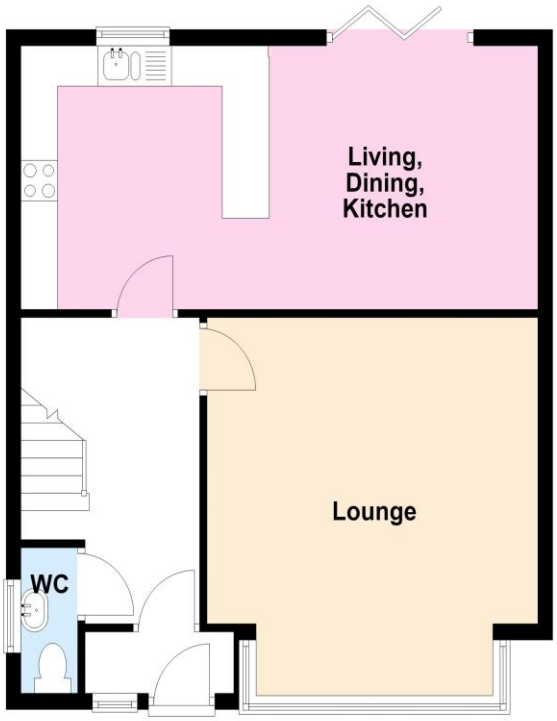






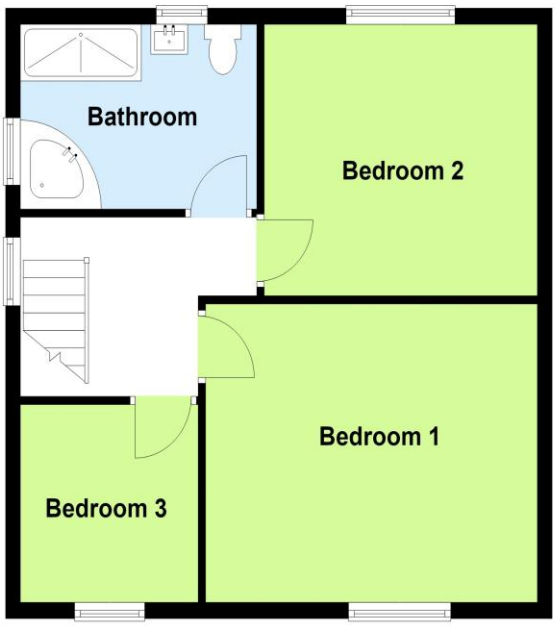
Ground Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.6 sq. feet)



Total area: approx. 104.4 sq. metres (1123.3 sq. feet)







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