



**29 Melling Road, Southport, PR9 9DU.  
Offers in the Region of £450,000 Subject  
to Contract**

An early viewing is essential to fully appreciate the accommodation offered by this extended, semi-detached family house. The property has been comprehensively modernised and improved by the present owners and provides well-proportioned family accommodation on three levels. Installed with both gas central heating and UPVC double-glazing, the accommodation briefly includes Entrance Vestibule, Entrance Hall with Cloakroom, Front Lounge, Rear lounge, extended Living/Dining/Kitchen with a range of units, appliances and bi-fold doors leading to the rear garden. On the First Floor there are four double Bedrooms, a family Bathroom and WC with two further Bedrooms and a Shower Room located on the Second Floor. The property stands in established gardens to both the front and rear, there is off-road car parking for several vehicles to the front, and in addition the property benefits from a 7-kilowatt electric car charger. Situated in a popular and established residential area, convenient for the nearby schools at Norwood Crescent, a short distance away from the facilities of either the Southport Town Centre and Churchtown Village.

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*Southport's Estate Agent*



## Enclosed Vestibule

UPVC double outer storm doors with double-glazed inserts. Tiled floor.

## Entrance Hall

Composite inner door with attractive leaded and glazed inserts, 'Karndean' woodgrain flooring, stairs to the First Floor with mahogany newel post, handrail and spindles. Useful storage cupboard below housing the unvented hot water cylinder. UPVC double-glazed side window with stained glass and leaded transoms.

## WC - 1.02m x 1.35m (3'4" x 4'5")

Vanity bowl sink unit with cupboards below, low level WC. Half-tiled walls. UPVC double-glazed window.

## Front Lounge - 5.56m into bay x 4.27m (18'3" into bay x 14'0")

UPVC double-glazed bay window, picture rail and coving. Multifuel fire. Wall light points.

## Rear Lounge - 4.52m x 4.27m (14'10" x 14'0")

Two UPVC double-glazed windows overlooking the rear garden, attractive feature fireplace with a carved oak surround, incorporating 'Bevelled' mirror, cast iron and decorative interior, living flame gas fire. Marble hearth.

## Living/Dining/Kitchen - 11.28m x 3.66m (37'0" x 12'0")

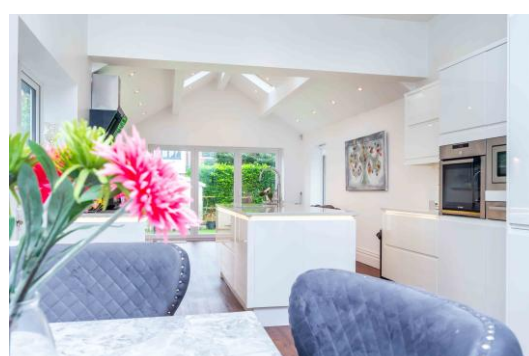
A fabulous family space installed with an extensive range of 'high gloss white' units, with quartz working surfaces, recessed spotlighting, 'Velux' windows and concealed LED lighting. Centre island unit with inset single bowl stainless steel sink unit and mixer tap, working surfaces incorporating drainer, base units with cupboards and drawers, integral 'Bosch' dishwasher and wine cooler. Five-burner gas hob with cooker hood above, split level 'Bosch' oven, microwave and warming drawer. Further base units, wall cupboards and tall wall cupboards, laundry incorporating plumbing for washing machine and space for tumble drier. Wine rack. Cupboard housing 'Vaillant' central heating boiler. UPVC double-glazed windows to the sides, composite side door with double-glazed and leaded insert, bi-fold doors leading to the rear garden. 'Karndean' woodgrain flooring.

## First Floor Landing

Staircase continuing to the Second Floor and feature UPVC double-glazed window with stained glass and leaded transoms.

## Bedroom 1 - 5.59m into bay x 4.27m into recess (18'4" into bay x 14'0" into recess)

UPVC double-glazed bay window. Feature fireplace with attractive white painted surround, bras and cast-iron interior, decorative tiling and tiled hearth. An extensive range of built-in fitments including; built-in wardrobes to the recesses, knee-hole dressing table and drawers, wardrobes and overhead storage cupboards to either side and above the bed position.



**Bedroom 2** - 4.57m x 3.76m (15'0" x 12'4")

Attractive fireplace incorporating white painted surround, cast iron and decorative interior tiled hearth, two UPVC double-glazed windows overlooking the rear garden.

**Bedroom 3** - 3.05m x 3.76m (10'0" x 12'4")

Fire surround with decorative cast iron tiled interior. UPVC double-glazed window.

**Bedroom 4** - 3.25m x 3.05m (10'8" x 10'0")

UPVC double-glazed window.

**Bathroom** - 2.44m x 2.9m (8'0" x 9'6")

White suite including panelled bath, pedestal wash hand basin, low level WC. Step-in shower enclosure with thermostatic rainfall showerhead attachment, tiled walls and floor. Chrome towel radiators. Recessed spotlighting, two UPVC double-glazed windows.

**Second Floor Landing**

UPVC double-glazed window and access to extensive under-eaves storage.

**Bedroom 5** - 4.57m x 4.27m (15'0" reducing to 10' x 14'0" overall measurements)

UPVC double-glazed window.

**Bedroom 6** - 3.18m x 3.78m (10'5" x 12'5")

UPVC double-glazed window, attractive fireplace, white painted surround and cast-iron interior, tiled hearth.

**Shower Room** - 1.91m x 2.79m (6'3" excl. area of reduced head height x 9'2")

Corner entry shower enclosure with thermostatic shower, vanity wash hand basin with cupboard below, low level WC, chrome towel rail/radiator, recessed spotlighting, double-glazed 'Velux' window.

**Outside**

The property stands in established gardens to both the front and rear, the front garden is extensively paved and provides off-road car parking, The rear garden is enclosed with walls and screened by mature shrubbery, having astro-turf lawn, paved patio area. There is an extensive range of external power points, a 7-kilowatt electric car charger and timber shed.

**Tenure**

Leasehold with a remaining lease term of 999 years from 1st November 1958, with an annual Ground Rent of £7.

**Council Tax**

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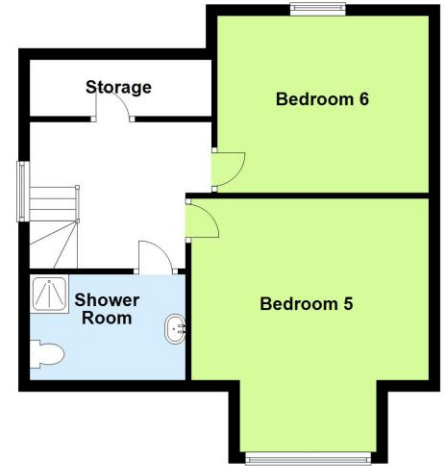
**Ground Floor**



**First Floor**

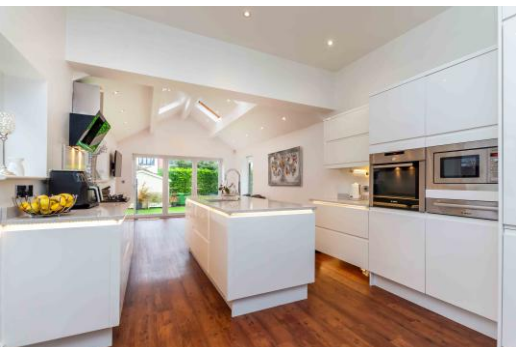


**Second Floor**



Floor plans are for illustration only and not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		69
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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