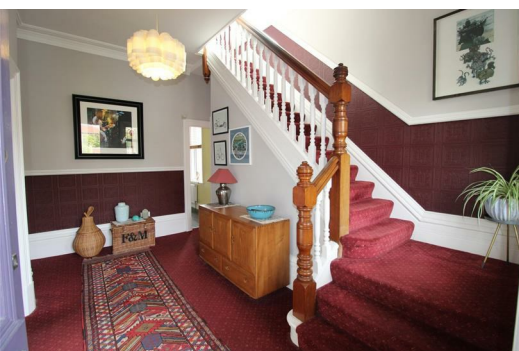




23 Melling Road, Southport, Merseyside PR9 9DU Offers In Excess Of £400,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale with 'NO CHAIN' this well presented 'Edwardian' 5 bedroomed semi-detached family home maintaining many original features. Situated in a popular residential location. The accommodation comprises: entrance hall, lounge, sitting room, fitted kitchen/breakfast room and utility room to the ground floor, four bedrooms and family bathroom to the first and a fifth bedroom to the second. Outside drive with parking and gardens to the front and rear.



Ground Floor

Open Porch

Original tiled flooring,

Entrance Hall

14'5" x 10'0" (4.41 x 3.06)

Original glazed door, turned spindled stairs to first floor, leaded window to front, understairs cupboard, dado rail, ceiling cornicing, 12inch skirting boards, radiator

Lounge

17'3" x 13'11" (5.28 x 4.26)

UPVC double glazed bay window with leaded transoms, feature wooden fire surround with horse shoe cast open fire and tiled hearth, picture rail, ceiling cornicing, stripped wooden flooring, 12 inch skirting boards, radiator,

Sitting Room

15'11" x 13'0" (4.87 x 3.97)

Three UPVC double glazed windows, feature wooden surround fire with cast iron horse shoe insert, living flame gas fire, stripped wooden flooring, picture rail, ceiling cornicing, ceiling rose, 12 inch skirting boards, radiator.

Kitchen/Breakfast Room

19'9" x 10'11" (6.03 x 3.33)

Four UPVC double glazed windows, range of high and low level fitted units, post formed work surface, 1 1/2 bowl stainless steel sink unit with drainer board and mixer taps, built in double oven, four ring hob with extractor fan over, integrated fridge & freezer, Worcester boiler housed in fitted cupboard, part tiled walls, picture rail.

Inner hall

tiled floor with doors to utility room and rear garden

Utility Room

14'8" x 6'5" (4.49 x 1.96)

Three glazed windows, stainless steel sink unit with drainer board, plumbed for washing machine.

First Floor

Landing

11'9" x 8'0" (3.59 x 2.46)

Spindled balustrade, UPVC double glazed leaded window, airing cupboard, ceiling cornicing, door to second floor stairs, radiator,

Master Bedroom

15'7" x 13'7" (4.77 x 4.15)

UPVC double glazed bay window with window seat, feature cast iron fire with tiled hearth, picture rail, ceiling cornicing, radiator.

Bedroom 2

16'0" x 13'1" (4.89 x 3.99)

Two UPVC double glazed windows, range of fitted wardrobes to one wall, feature cast iron fire place, picture rail, stripped wooden flooring, radiator,

Bedroom 3

10'11" x 7'9" (3.34 x 2.38)

UPVC double glazed window, picture rail, vaulted ceiling, stripped wooden flooring, radiator.

Bedroom 4

10'0" x 9'6" (3.07 x 2.91)

UPVC double glazed corner bay window plus window, radiator.

Bathroom

8'7" x 8'1" (2.64 x 2.48)

UPVC double glazed window, white suite comprising: panelled bath, walk in shower cubicle, wall hung wash basin, low level wc, tiled walls, heated chrome towel rail.

Second Floor

Bedroom 5

17'11" x 14'0" (5.47 x 4.29)

UPVC double glazed window, feature cast iron fire place with tiled hearth, under eaves storage.

Loft storage

15'0" x 9'4" (4.59 x 2.85)

Velux window, shelving, boarded for storage.

Outside

Front Garden

Block paved drive with parking, walled, lawned, borders with trees, shrubs and bushes.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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