

**For Sale**

**Poulton Road, PR9 7BE**



**Offers in Excess of £229,999 -  
Withdrawn**

## **2 bedroom Semi-Detached**

- ✓ **2 Bed Semi Detached Home**
- ✓ **Two Bedroom Property**
- ✓ **House, Yard and Coach House**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Good Condition Throughout**
- ✓ **Front and Rear Reception Rooms**
- ✓ **Well Maintained**
- ✓ **EPC Band Rating - D**



## Description

Bailey Estates is offering this very rare opportunity to purchase a two bedroom semi-detached family home, plus a separate yard and detached coach house to the rear. With the correct local planning approval, the coach house could offer the future buyer many development opportunities..

The two-bedroom house is well maintained and is briefly comprising of a front storm porch, entrance hallway, front & rear reception rooms, breakfast kitchen, two double bedrooms, and a family bathroom. There are enclosed gardens to the front and rear aspect.

There is a separate driveway that runs alongside the house to a rear courtyard where the detached coach house and garage are situated. The coach house requiring renovation is presented over two levels with the garage alongside. This would be ideal for conversion, and also offers the opportunity for a workshop, and rented storage. (Local planning approval depending)

This is a great opportunity on many levels and we invite all interested buyers to call our office for further details and arrange an early viewing. 01704 564163.

## Location

The property and coach house are situated on Poulton Road which is situated between Wennington Road and Norwood Road to the north of Southport. The property will be easily identified by a Bailey Estates 'FOR SALE' board.

## Ground Floor

**Storm Porch - 3' 8" x 3' 1" (1.13m x 0.95m)** Enclosed front storm porch. Tiled floor laid below. Tiled walls to either side.

**Entrance Hallway - 9' 4" x 3' 8" (2.85m x 1.13m)** Inviting entrance hallway with a light wood effect flooring laid throughout. Panelled radiator to the sidewall. Stairs directly to the front.

**Front Reception Lounge - 12' 3" x 10' 5" (3.74m x 3.19m)** Double glazed front window with a radiator fitted below. Open plan aspect to the rear reception lounge/dining room.

**Rear Reception Lounge/Diner - 12' 10" x 11' 9" (3.92m x 3.59m)** The rear reception lounge/dining room being open plan to the front reception lounge and with a double opening through into the breakfast kitchen. Panelled radiator. Under stairs storage area. Glazed side window.

**Breakfast Kitchen - 15' 7" x 9' 0" (4.77m x 2.75m)** Rear breakfast kitchen with a double glazed rear window and door that opens into the rear garden. There is a selection of fitted kitchen units with ample space for under counter and upright





appliances. Integrated appliances are comprising of a low-level electric oven, four ring hob, extractor fan, and sink with drainer. Tiled splashback over the counter.

**Family bathroom - 8' 11" x 6' 11" (2.74m x 2.12m)** Family bathroom presented to the half landing. The suite is comprising of a panelled bath with shower fitted over, low-level flush WC, and a pedestal sink. Double glazed rear window and a wall-mounted heated towel rail. Partially tiled walls.

## First Floor

**First floor split level landing. - 11' 9" x 5' 2" (3.6m x 1.6m)** First floor split level landing. Hatch in the ceiling for loft access. Double glazed side window.

**Front double bedroom - 16' 4" x 10' 7" (5m x 3.23m)** Front double bedroom with a double glazed front window and panelled radiator below. The bedroom benefits from a full suite of wall to wall fitted wardrobes with overhead storage.

**Rear bedroom - 11' 9" x 10' 4" (3.6m x 3.15m)** Rear double bedroom with a double glazed rear window and panelled radiator. Fitted sliding door side wardrobe.

## Exterior

**Front Exterior** - Enclosed front garden being majority hard standing for ease of maintenance. The pathway leads to the front door.

**Rear Exterior** - Enclosed rear garden being partially hard standing and also grass laid to lawn. High-level panelled fencing to sides and rear. Side gate to the driveway that leads to the further rear courtyard and separate coach house.

**Rear Courtyard** - The driveway that runs alongside the property continues through double gates into a separate courtyard where the coach house and garage reside. Parking provision for 2-3 vehicles.

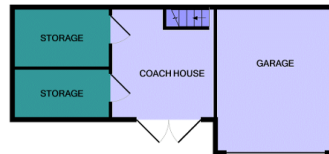
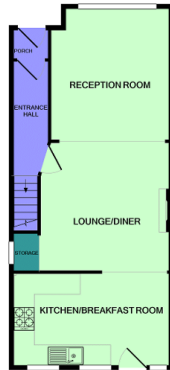
**Coach House - Ground Floor - 19' 6" x 10' 8" (5.96m x 3.27m)** (measurements approx) Double doors open into the ground floor of this coach house. Fitted steps rise to the first floor and there are two separate storage rooms to the left hand side.

**Coach House - First Floor - 19' 6" x 10' 8" (5.96m x 3.27m)** Fitted steps rise to the first floor of this coach house. The area is open plan with a pitch tiled roof.

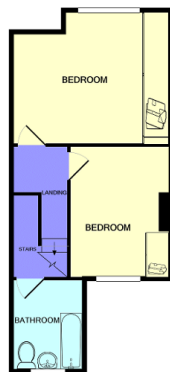
**Garage - 14' 3" x 11' 7" (4.36m x 3.54m)** This one storey garage being attached to the side of the coach house is ideal for vehicle storage. A front 'up & over' door provides access.



## Floorplans



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax Band B  
Local Authority Sefton Council

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.