

For Sale

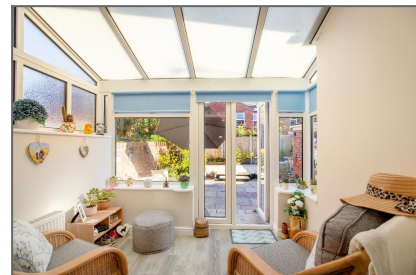
Cypress Road, PR8 6HF



£245,000 - Sold Subject to Contract

3 bedroom Semi-Detached

- ✓ **3 Bedroom Semi Detached**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Well Presented Throughout**
- ✓ **Off Road Driveway Parking**
- ✓ **2 Reception Rooms**
- ✓ **Modern Shower Room**
- ✓ **Low Maintenance Rear Garden**
- ✓ **EPC Rating - 'C'**



Description

Bailey Estates is thrilled to present this delightful three-bedroom semi-detached home, ideally located on Cypress Road in Southport.

Positioned within a peaceful and well-established residential area, Cypress Road offers a fantastic balance of convenience and tranquillity. The property is perfectly situated for families, with a great selection of nearby schools including Kew Woods Primary School and Meols Cop High School, both highly regarded. Southport town centre is just a short drive away, providing access to a wide range of shops, restaurants, and leisure facilities. Excellent transport links are close at hand, with Meols Cop train station offering direct routes to Southport and beyond, while nearby bus services and easy access to the A570 and A565 make commuting a breeze.

Arriving at the property, you are greeted by a smart and well-maintained frontage with gated off-road parking and side access leading to the rear garden. Stepping inside, the porch opens into a welcoming entrance hallway adorned with original ornate coving, setting the tone for the charm and character found throughout.

To the left, the front reception lounge is bright and inviting, enhanced by a bay window and a cosy electric fireplace, perfect for relaxing evenings. Continuing down the hallway, you'll find a useful ground floor WC/cloakroom, before entering the stunning open-plan kitchen, dining, and sitting area at the rear of the property.

This open-plan space truly forms the heart of the home. The modern kitchen is well-appointed with a four-ring gas hob, electric oven, fridge freezer, integrated dishwasher, pull-out corner storage unit and stylish under-counter lighting. Patio doors flood the space with natural light and lead into the sun room, a serene and sunny spot overlooking the rear garden, ideal for unwinding with a book or morning coffee. A large understairs storage cupboard, cleverly tucked away off the main room, offers excellent additional space, suitable as a pantry or for general household storage.

Upstairs, the first floor reveals three double bedrooms, two located at the rear, both benefiting from fitted wardrobes, and the spacious master bedroom situated at the front.

The master further boasts a thoughtfully designed walk-in wardrobe complete with double and long hanging sections, fitted wardrobes, and a built-in dressing table, an elegant and practical touch. The family shower room is stylish and contemporary, featuring a large shower cubicle and a WC and wash basin set into a sleek vanity unit.

The rear garden is private, sun-catching, and low-maintenance with a fully paved patio, perfect for outdoor dining and entertaining. There is also a handy brick-built storage unit for garden tools or additional storage needs.



This much loved home has been beautifully cared for and is presented in excellent condition throughout. Now ready to begin its next chapter, this special property is just waiting to welcome its new owners. Contact Bailey Estates today on 01704 564163 to arrange your viewing.

Location

Leaving Bailey Estates office, head south on Liverpool Road then at the traffic lights turn left onto Eastbourne Road. Continuing on Eastbourne Road for approximately 1.5 miles, then right onto Sussex Road. Follow Sussex Road for 0.4 miles, then turn left onto Cypress Road where this wonderful home will be on your right.

Ground Floor

Porch - 2' 7" x 4' 5" (0.81m x 1.37m)

Entrance Hallway - 14' 9" x 7' 1" (4.52m x 2.18m) (maximum measurement)

Lounge - 15' 1" x 13' 5" (4.61m x 4.09m)

WC/Cloakroom - 5' 2" x 3' 7" (1.58m x 1.11m)

Sitting/Dining Room - 14' 3" x 13' 0" (4.35m x 3.97m)

Kitchen - 10' 1" x 7' 3" (3.08m x 2.23m)

Sun Room - 9' 1" x 7' 6" (2.79m x 2.29m)

First Floor

First Floor Landing - 11' 3" x 7' 6" (3.44m x 2.31m) (maximum measurement)

Bedroom 1 - 12' 3" x 12' 1" (3.74m x 3.69m)

Bedroom 1 Dressing Room - 10' 7" x 5' 7" (3.25m x 1.72m)

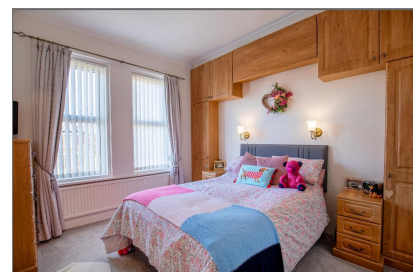
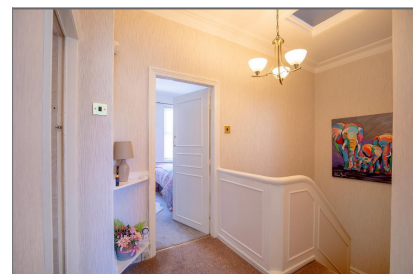
Bedroom 2 - 10' 11" x 10' 7" (3.35m x 3.23m)

Bedroom 3 - 15' 8" x 7' 3" (4.79m x 2.23m)

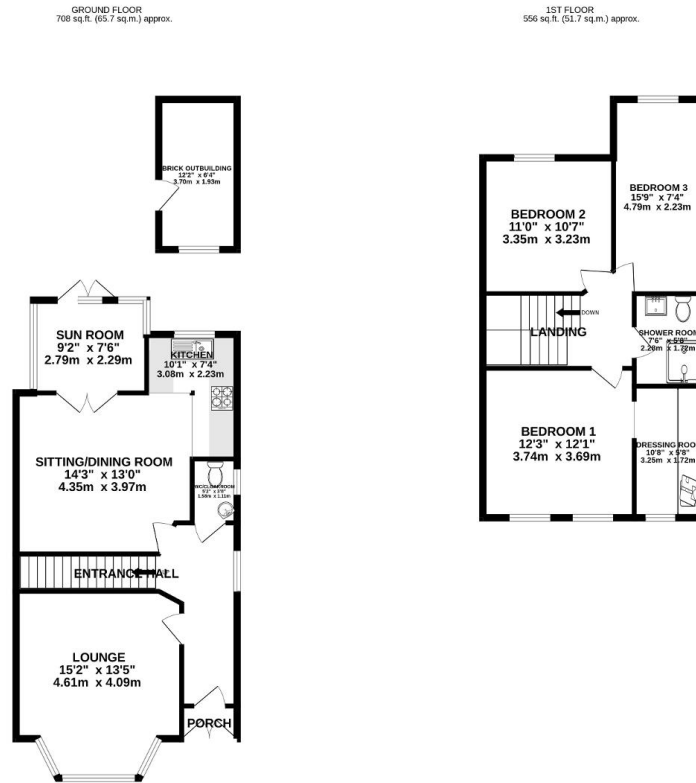
Shower Room - 7' 5" x 5' 7" (2.28m x 1.72m)

Exterior

Brick Storage - 12' 5" x 6' 3" (3.81m x 1.93m)



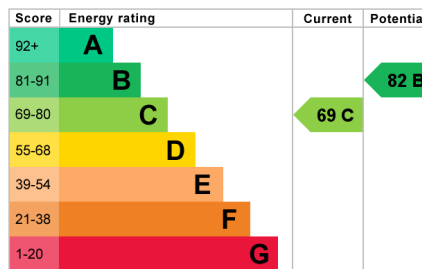
Floorplans



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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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Additional Information

Council Tax Banding - B
Local Authority - Sefton Council

Tenure: Leasehold of 999 years from 1st May 1955 with a ground rent of £4.20 per annum.

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.