



5 Blundell Lane, Churchtown, Southport PR9 7NP

£445,000

'Subject to Contract'

An early viewing is recommended to appreciate the extent of the accommodation offered by this individually designed, detached, true bungalow. The centrally heated and double-glazed accommodation briefly includes; an entrance hall, front lounge, front dining room, dining/kitchen with a range of newly fitted kitchen appliances and units, utility/shower room, study, three bedrooms, a bathroom and WC. The bungalow stands in mature and established gardens to the front and rear, there is off-road parking for several cars and a driveway leads to a substantial brick-built garage at the rear. The bungalow is situated in a pleasant location, just off Bankfield Lane, and a short distance from the local facilities at Churchtown Village.

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Southport's Estate Agent

Enclosed Vestibule

UPVC double-glazed double outer doors, tiled floor. UPVC inner door with double-glazed inserts.

Spacious L-Shaped Entrance Hall

Front Lounge - 5.33m x 5.59m (17'6" x 18'4")

UPVC double-glazed bow bay window, overlooking the front garden. UPVC double-glazed feature circular side window. Artstone fireplace. Wall light points.

Dining Room - 2.79m x 4.85m (9'2" x 15'11")

UPVC double-glazed window.

Kitchen - 2.84m x 6.27m (9'4" x 20'7")

A newly fitted kitchen; including, inset single drainer one and a half bowl sink unit, a range of base units with cupboards and drawers, wall cupboards, granite effect working surfaces and splash backs. Four-ring ceramic hob with cooker hood above, split-level one and a half electric oven, integrated fridge, freezer and dishwasher. UPVC double-glazed window.

Breakfast area with UPVC double-glazed patio door to the rear garden. Woodgrain laminate flooring.

Bedroom 1 - 4.37m x 3.02m to front of fitments (14'4" x 9'11" to front of fitments)

UPVC double-glazed window overlooking the front garden, recess for bed, bedside table, drawer units to side, built-in wardrobes to one wall.

Bedroom 2 - 2.87m x 3.4m to front of wardrobes (9'5" x 11'2" to front of wardrobes)

UPVC double-glazed window, built-in wardrobes to one wall with center dressing table.

Side Bedroom 3 - 4.85m x 2.36m (15'11" x 7'9" reducing to 5'11" to front of wardrobes)

UPVC double-glazed window, built-in wardrobes.

Study - 3.1m x 1.4m (10'2" x 4'7")

UPVC double-glazed window.

Bathroom - 2.82m x 2.31m overall measurement (9'3" x 7'7" overall measurement)

Coloured suite including twin grip panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level WC. Fully tiled walls. UPVC double-glazed window.

Rear Hall

Cupboard housing 'Worcester' gas central heating boiler and hot water cylinder. Woodgrain laminate flooring, UPVC double-glazed door to the rear garden.

Shower Room/Utility Room - 1.93m x 2.57m (6'4" x 8'5")

Step-in shower enclosure with electric shower, pedestal wash hand basin, low level WC, plumbing for washing machine, part-wall tiling, UPVC double-glazed window.

Outside

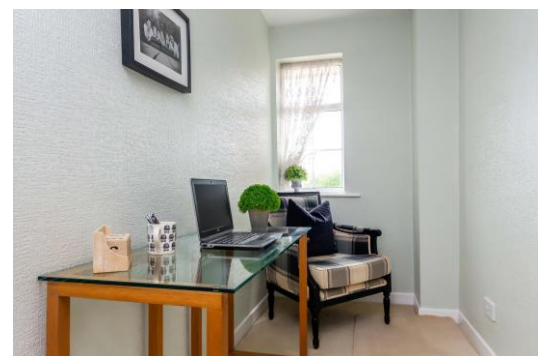
Substantial brick garage with electric up-and-over door and measuring 18'8" x 16'11" internally. The bungalow stands in attractive, mature gardens to both the front and rear with a paved driveway providing parking for numerous vehicles, leading to the garage at the rear. the rear garden is not directly overlooked and is planned with patio, shaped lawns, extensive mature shrubs, trees and plants.

Tenure

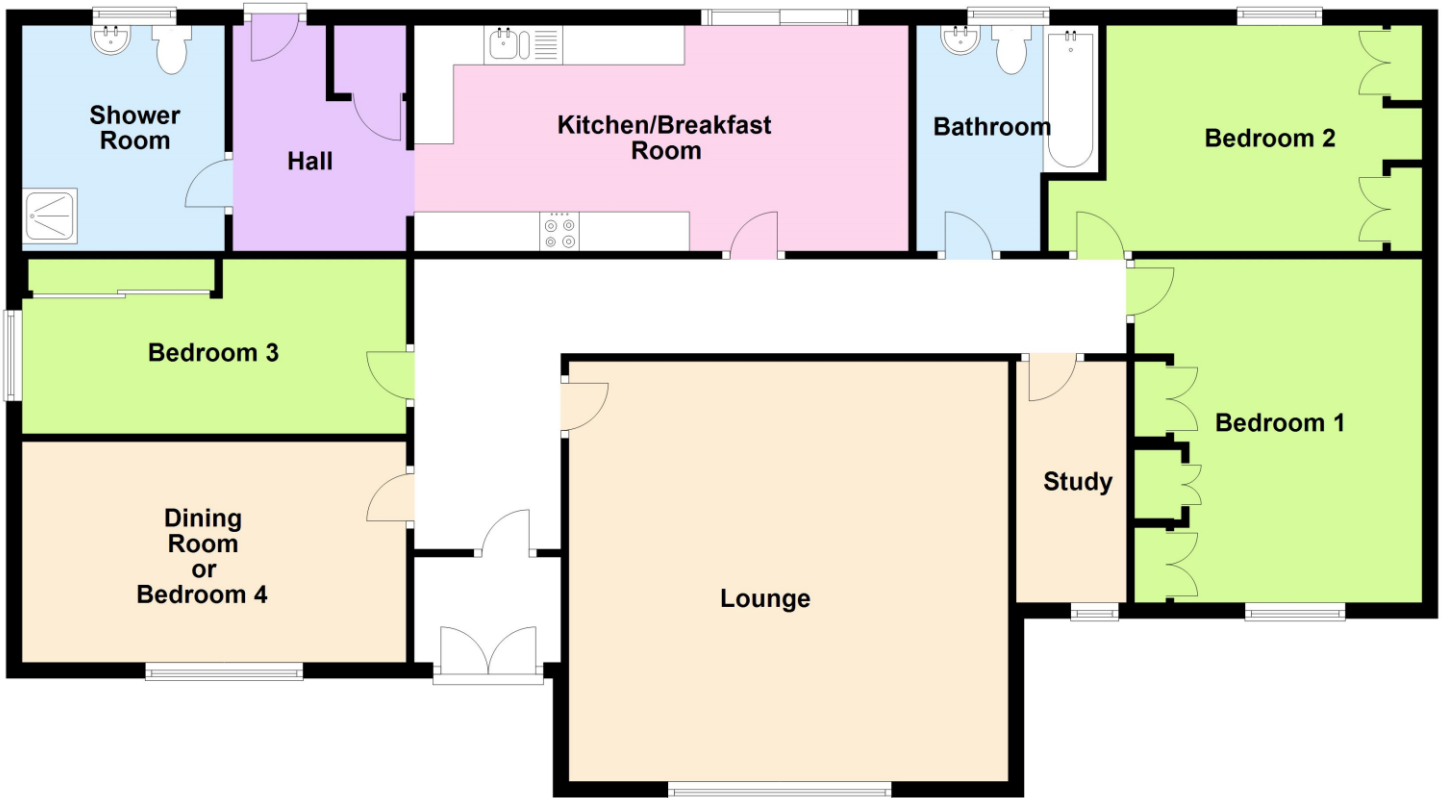
Freehold.

Council Tax

Sefton MBC Band F.



Ground 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)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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