



‘Park View’ 53 Sunny Road, Churchtown, Southport, PR9 7LX
£500,000

Subject to Contract

An early viewing is essential to appreciate the extent of the accommodation and the size of the gardens offered by this individual detached true bungalow. The centrally heated and double glazed accommodation briefly includes; entrance hall, lounge, dining kitchen, main bedroom with ensuite shower room, two further bedrooms and a bathroom and Wc. The property stands in an extra wide plot which was formally a market garden, there is off road parking for numerous vehicles, two garages, extensive lawned rear garden backing on to the Botanic Gardens. The property is situated in the Cul de Sac at the head of Sunny Road, very convenient in the heart of Churchtown Village, local amenities, shops and restaurants. NO CHAIN DELAY.

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Southport's Estate Agent

Entrance Porch

Upvc double glazed outer door and side windows. Tiled Floor. Figure glazed inner door leading to.....

Entrance Hall

Useful storage cupboard with double doors. Access to an extensive loft. (scope for further development, subject to the usual consents).

Cloak Room - 1.52m x 0.91m (5'0" x 3'0")

Upvc double glazed window.

Lounge - 6.71m x 3.71m (22'0" x 12'2")

Upvc double glazed and leaded window overlooking the front garden, Upvc double glazed windows to the side and rear. Glazed double doors to....

Dining Kitchen - 8.64m x 3.1m (28'4" reducing to 25'4" x 10'2")

Upvc double glazed windows and Upvc outer door leading to the rear garden. Single drainer stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards and working surfaces. Four ring ceramic hob with cooker hood above, split level oven and microwave integral fridge. Floor standing gas central heating boiler. Useful cupboard.

Utility Room - 1.83m x 2.54m (6'0" x 8'4")

Upvc double glazed window, plumbing for washing machine and dishwasher.

Bedroom 1 - 3.48m x 4.57m (11'5" x 15'0" overall measurements)

Upvc double glazed side window. A range of built in fitments including wardrobes, bedside drawer units and cupboards.

En-Suite Shower Room - 1.7m x 1.83m (5'7" x 6'0")

Pedestal wash hand basin, low level Wc, corner entry shower enclosure with thermostatic shower. Tiled walls and floor. Chrome towel rail/ radiator, extractor, Upvc double glazed window.

Bedroom 2 - 3.66m x 2.08m (12'0" x 6'10" extending to 8'9" to rear of wardrobes)

Upvc double glazed window, built in wardrobes.

Study/ Bedroom 3 - 3.3m x 3.66m (10'10" into curved bay x 12'0")

Upvc double and leaded curved bay.

Outside

The property stands in a extensive, wide plot which was formally a market garden. There are two driveways to the property one leading to garage at the side measuring 17' x 10'6" having up and over door. The second wide driveway provides extensive car parking and leads to a second garage at the rear measuring 19' extending to 23' x 10'8" The extensive rear garden has lawn, fruit trees and borders stocked with a range of shrubs, trees and bushes. The rear garden also backs onto the Botanic Gardens.

Tenure

The tenure of the property is Freehold.

Council Tax

The Council Tax for the property is Sefton MBC Band E.



Ground Floor



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



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