



93 Balmoral Drive, Churchtown, Southport, PR9 8QH
£320,000

Subject to Contract

An internal inspection is recommended to appreciate the extent of the accommodation offered by this extended semi detached house. The family accommodation is planned on three levels, installed with gas central heating and Upvc double glazing, and briefly includes, entrance hall, front lounge, rear lounge, extended breakfast kitchen, breakfast room, on the first floor there are three bedrooms a bathroom and Wc and a further bedroom and bathroom on the second floor. The property stands in gardens to both front and rear, ample off road parking and substantial garden building to the rear ideal for use for a gym or home office. The property is situated in a popular and established residential location convenient for nearby schools Botanic Gardens and the facilities at Churchtown Village.

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Southport's Estate Agent

Entrance Porch

Hardwood effect, Upvc double glazed windows and outer door. Tiled floor.

Entrance Hall

Stairs to the first floor with useful store cupboard below and varnished handrail spindles and newel post. Plate rail.

Lounge - 3.99m x 3.3m (13'1" into bay x 10'10")

Upvc double glazed bay window, living flame coal effect gas fire and attractive surround.

Lounge - 5.79m x 3.35m (19'0" x 11'0")

With glazed double doors leading to the breakfast room.

Dining Kitchen - 7.49m x 2.67m (24'7" x 8'9" overall measurements)

Upvc double glazed windows to side and side door. Inset one and half bowl stainless steel sink unit base units with cupboards and drawers, wall cupboards, corner display units, working surfaces. Cupboard housing 'Worcester' combination style central heating boiler. Recess for range cooker with cooker hood above, integrated dishwasher, recess for American style fridge freezer, plumbing for washing machine. Recessed spotlighting. Breakfast bar with cupboards below. Two feature arched side windows Upvc double glazed side windows and double doors to the rear garden. Opening to...

Breakfast Room - 3.66m x 2.84m (12'0" x 9'4")

Further built in cupboards, working surfaces, Upvc double glazed bay window overlooking the rear garden.

First Floor Landing

Upvc double glazed window.

Bedroom 1 - 3.96m x 2.74m (13'0" into bay x 9'0" to front of wardrobes)

Upvc double glazed window, a range of built in wardrobes to one wall with centre dressing table and mirror.

Bedroom 2 - 4.27m x 2.77m (14'0" x 9'1" to front of wardrobes and rear of bed)

Built in wardrobes to one wall and overhead store cupboards, recess for double bed with wardrobes and further overhead store cupboards. Upvc double glazed window.

Bedroom 3 - 1.22m x 1.88m (4'0" x 6'2")

Upvc double glazed window.

Bathroom - 2.95m x 1.88m (9'8" x 6'2" excluding shower recess)

Corner, spa bath with mixer tap and shower attachment vanity wash hand basin with cupboards below, low level Wc. Step in shower enclosure with thermostatic shower. Tiled walls and floor, chrome heated towel rail. Close boarded ceiling and recessed spotlighting. Upvc double glazed window.

Second Floor

Bedroom 4 - 3.96m x 2.79m (13'0" x 9'2" average measurements)

Upvc double glazed window. Useful storage/ study area and under eaves storage.

Bathroom - 1.75m x 2.34m (5'9" x 7'8")

Pedestal wash hand basin, low level Wc panelled bath. Chrome heated towel rail, recessed spotlighting and extractor. Upvc double glazed window.

Outside

There are established gardens to both the front and rear, off road parking for a number of vehicles to the front, and the rear garden is planned with a lawn and patio. There are substantial timber shed to the rear measuring 28' reducing to 19'6" x 24' with Upvc double glazed windows and doors and ideal for use as a gym, garden room or home working space.

Council Tax

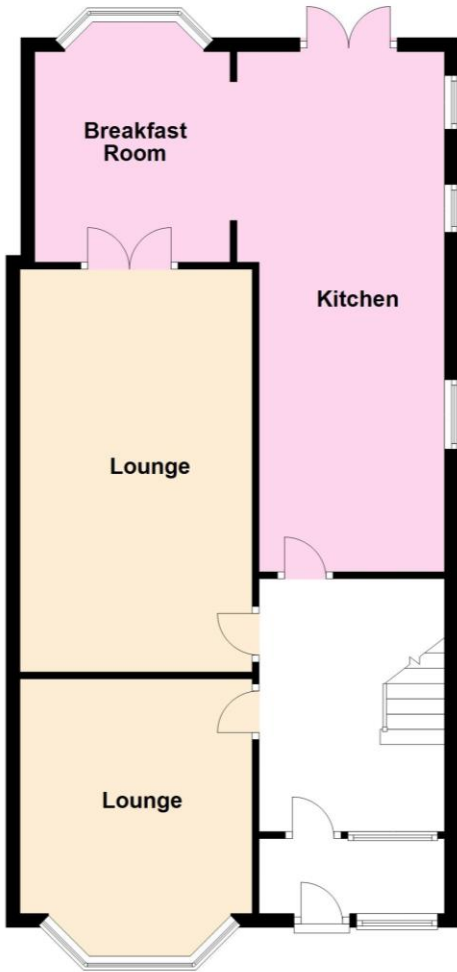
Sefton MBC band C.

Tenure

Freehold with a yearly rent charge of £5.55.



Ground Floor



First Floor



Second Floor



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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