



**65 Balmoral Drive
Churchtown, PR9 8QH £280,000
'Subject to Contract'**

A very well presented three-bedroom semi-detached family house located in an enviable position, backing on to the Stray and close to the Botanical Gardens. The extended accommodation very briefly includes; entrance hall, front lounge opening to dining room with further double doors to conservatory. The modern breakfast kitchen forms part of the ground floor extension and overlooks gardens to rear. To the first floor there are three bedrooms and a modern style bathroom including Wc. Off road parking is available to front with secure double gated access leading to rear with the most impressive garden being a definite feature, generous in size and not directly overlooked backing onto picturesque woodland affectionately known as the Stray! The property is located in a popular and established residential location, close to Botanic Gardens and a short distance from the amenities at Churchtown Village, together with popular Primary and Secondary Schools. No Chain Delay!

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Southport's Estate Agent

Enclosed Entrance Vestibule

Opaque Upvc double glazed sliding outer patio doors, opaque Upvc double glazed side windows, tiled flooring and glazed inner door with double glazed window to side leads to....

Entrance Hall

Stairs lead to first floor with handrail, spindles and newel post, cupboard leads to under stairs storage and woodgrain laminate style flooring is laid. Useful access to separate built in storage cupboard providing cloaks space, picture rail and glazed inner door leading to...

Lounge - 4.34m x 3.33m (14'3" into bay x 10'11" into recess)

Upvc double glazed bay window to front of property, living flame gas fire with marble interior, hearth and stained wooden fire surround. A number of wall light points to chimney recess and picture rail. Ceiling molding with stripped wooden flooring and open plan archway access leading to...



Dining Room - 4.01m x 3.33m (13'2" x 10'11" into recess)

Picture rail and ceiling molding continues from lounge with Upvc double glazed French double doors and side windows leading to...



Conservatory - 3.66m x 2.95m (12'0" x 9'8")

Upvc double glazed double door access with windows lead to enclosed garden at the rear. Karndean flooring laid and ceiling fan and light point. Conservatory is centrally heated with separate Upvc double glazed internal door leading to...



Breakfast Kitchen - 6.96m x 3.18m (22'10" reducing to 12'7" x 10'5" reducing to 6'5")

Upvc double glazed door and window with further rear window overlooking gardens. Breakfast kitchen modern in style with an extensive range of fittings incorporating base units with cupboards and drawers, wine and plate rack integral and wall cupboards with under unit spotlighting. One wall cupboard houses 'Worcester' combination style central heated boiler system. Working surfaces incorporate complimentary splash backs with tiered breakfast bar and Karndean flooring laid. Appliances include electric double oven with eye level microwave, one and half bowl sink unit with mixer tap and drainer, washing machine and dishwasher. There is also five burner gas hob with funnel extractor hood above. Separate base unit conceals tumble dryer. Separate door leads to useful built in cupboard with shelving and further door leads back to entrance hall.

Landing

Upvc double glazed window, picture rail and loft access via drop down ladder, arranged as a useful storage room measuring 13'10" x 14'8" incorporating areas of reduced head height with pitched ceiling and boarded flooring. (We understand that there are currently no regs for the loft however somebody may wish to extend into this fabulous space subject to the usual consent being obtained)



Bedroom 1 - 3.96m x 3.33m (13'0" x 10'11" to rear of wardrobes)

Upvc double glazed window overlooks front of property, fitted wardrobes with partial vanity mirrored frontage, hanging space and shelving. Picture rail.

Bedroom 2 - 4.01m x 3.33m (13'2" x 10'11" into recess)

Upvc double glazed window overlooks rear of property, providing delightful aspect over gardens and The Stray beyond. Picture rail.



Bedroom 3 - 2.44m x 1.96m (8'0" x 6'5")

Upvc double glazed side window and original diamond glazed stained and leaded light window to front. Picture rail. Bedroom 3 would act perfectly arranged as a nursery or home office.

Family Bathroom/ WC - 2.67m x 2.51m (8'9" x 8'3" into recess)

Upvc double glazed window with three-piece modern white suite comprising of low-level WC, P shape panelled bath with curved shower screen, mixer tap and plumbed in overhead shower unit. Vanity wash hand basin with mixer tap and ladder style chrome heated towel rail to one wall. Modern illuminated vanity wall mirror, tiled walls and recessed spotlighting. Karndean flooring laid and extractor.



Outside

The property enjoys well established and tended gardens to both the front and rear with laid to shaped lawn and borders well stocked with a variety of ornamental plants, shrubs and bushes to front. Flagged driveway access provides off road secure gated parking with further double gated side access leading to rear. In the opinion of the Estate Agents the rear garden is a most definite feature providing further flagged patio area and lawn with well stocked borders comprising of a variety of plants, shrubs and trees. The well screened rear garden is private backing onto The Stray and includes access to separate garden store.

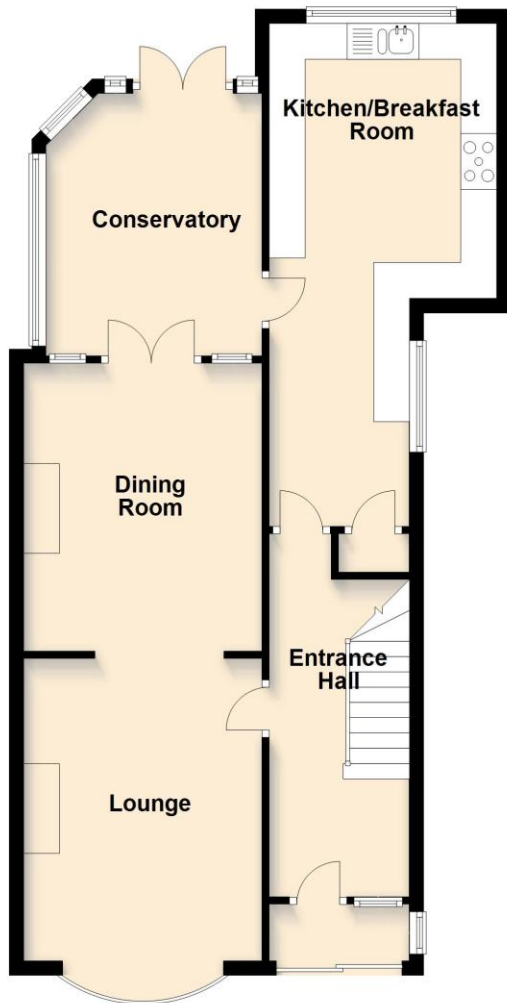
Council Tax

Sefton MBC band C

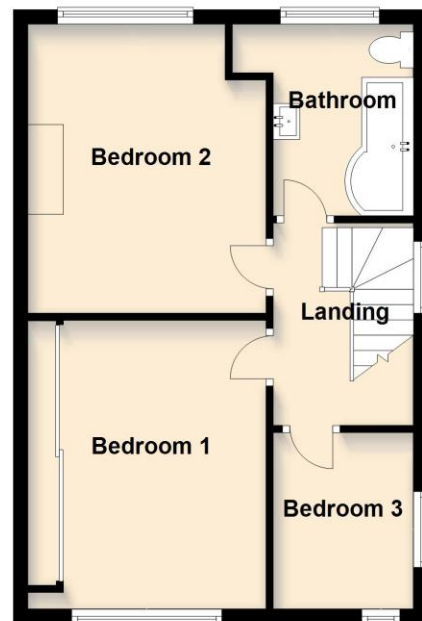
Tenure

Freehold

Ground Floor



First Floor



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



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