



**25 Rathmore Crescent  
Churchtown, PR9 8PN, £230,000  
'Subject to Contract'**

This three-bedroom semi-detached property, currently offered with vacant possession, presents the ideal blank canvas for those looking to modernize and elevate to the current owner's high and exacting standards. Be sure to view our AI-staged immersive video tour to see the incredible potential this property holds and book a viewing to explore it yourself! Inside, the property comprises two reception rooms and a kitchen, while the first-floor hosts three bedrooms and a bathroom with WC. The property benefits from a rear utility room and separate store. The generous, established gardens offer off-road parking at the front and are well-screened by a local copse of trees affectionately known as "The Stray," ensuring privacy. Ideally located near Churchtown Village, the Botanic Gardens, and a range of shops, restaurants, and bars, the property is also close to several well-regarded primary and secondary schools. Excellent bus links provide easy access to Southport town centre and Preston city.

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*Southport's Estate Agent*

## Entrance Hall

Stairs to first floor with handrail and newel post. Space panelling to plate rail, opaque Upvc double glazed window to front, woodgrain laminate style flooring. Door leads to...

## Lounge - 3.78m x 3.38m (12'5" into bay x 11'1" into recess )

Upvc double glazed bay window to front of property.



## Dining Room - 3.99m x 3.38m (13'1" x 11'1" into recess)

Upvc double glazed window overlooks enclosed private garden to the rear.



## Kitchen - 2.69m x 1.78m (8'10" x 5'10")

Upvc double glazed window and door leads via side of property to rear garden. Doorway provides openplan access leading to understairs pantry/storage cupboard also housing the electrical consumer unit. Opaque Upvc double glazed window to side. The main kitchen comprises a modern range of fitments from base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap. Electric oven with four ring ceramic style hob, stainless steel splashback and funnel style extractor hood above. Woodgrain laminate style flooring, part wall tiling.



## First Floor Landing

Opaque Upvc double glazed window to side.

## Bedroom 1 - 3.81m x 3.4m (12'6" into bay x 11'2")

Upvc double glazed window.

## Bedroom 2 - 4.01m x 3.38m (13'2" x 11'1" into recess)

Upvc double glazed window overlooks enclosed gardens to the rear backing onto a large cops of trees known locally as The Stray.



## Bedroom 3/Office - 2.06m x 1.78m (6'9" x 5'10")

Upvc double glazed window.

## Bathroom/WC - 2.72m x 1.8m (8'11" x 5'11")

Opaque Upvc double glazed window, three-piece white suite comprising of low level WC, pedestal wash hand basin and panelled bath with glazed shower screen and mixer tap. Partial wall tiling, cupboard houses the 'main' combination style central heated boiler system.



## Outside

Off road parking is available for numerous vehicles to a block paved driveway at the front including shaped lawn with loose slate borders. The gated side access leads to the rear of the property which is predominately generous laid to lawn enclosed with fencing, paved patio area and backing onto The Stray close to the Botanical Gardens.

## Council Tax

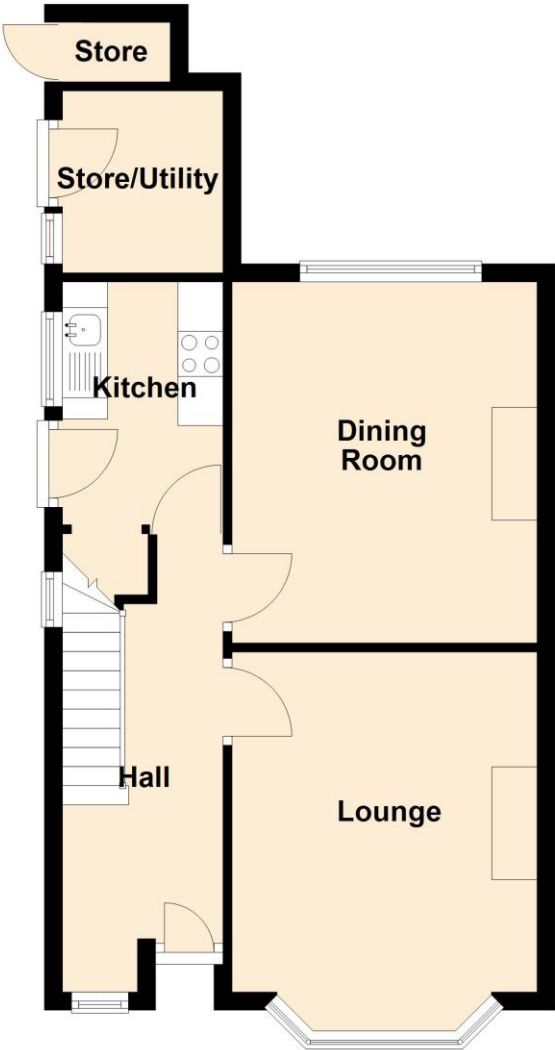
Sefton MBC band C

## Tenure

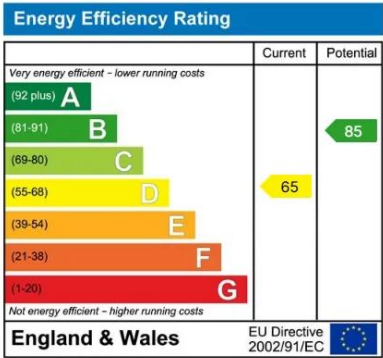
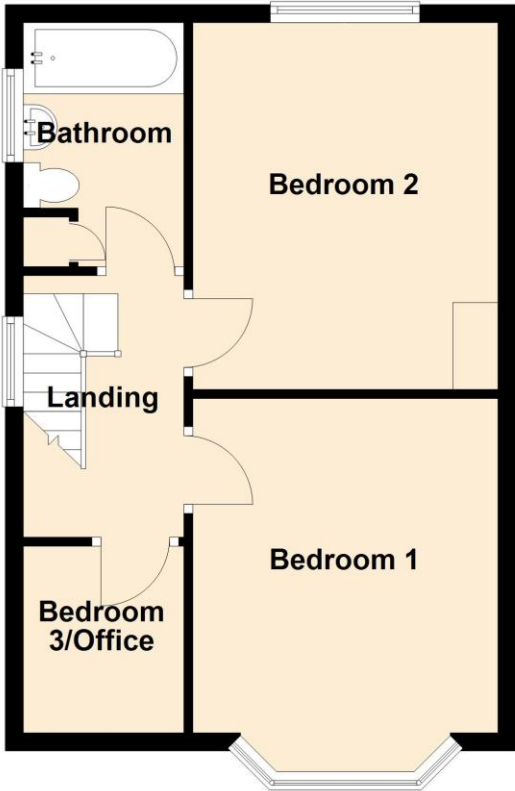
We confirm that the property is held on a lease for the residue of a 999-year term commencing on the 1st of July 1939, with a ground rent payable pf £9 per annum.



Ground Floor



First Floor



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.