



£280,000
Subject to contract



An excellent opportunity to purchase a particularly attractive semi-detached family house, located in a highly sought after residential area of Churchtown.

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED

The gas centrally heated and double glazed property offers well presented, attractively planned accommodation arranged over two floors, briefly comprising, Hall, Living Room, Dining Room, three Bedrooms and a Bathroom.

Outside, the front garden has a shaped lawn with mature borders and paved driveway providing off road parking and an EV charging point. Twin composite gates allow access to a Carport to the side and Garage beyond. The rear garden is a particular feature arranged with paved patio, extensive lawn, and well stocked established borders. At the foot of the garden stands the detached Home Office and Gym, each room with power, light and heating.

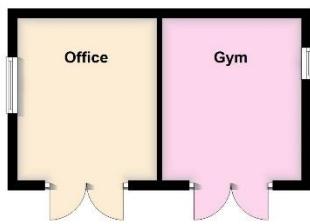
Montrose Drive is located off Hesketh Drive where there are local shopping facilities and public transport to the town centre. The property is also conveniently located for access to the many amenities of Churchtown Village, the Botanic Gardens and local schools.



21 MONTROSE DRIVE, CHURCHTOWN, SOUTHPORT PR9 7JA

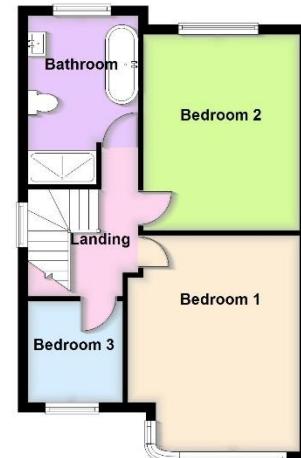
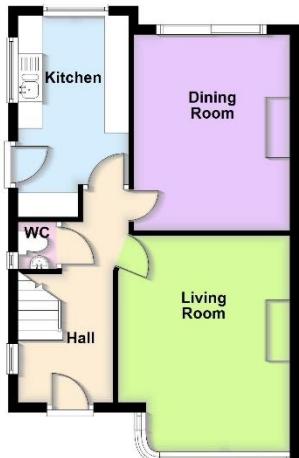
Ground Floor

Approx. 66.4 sq. metres (714.8 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



Total area: approx. 113.3 sq. metres (1219.3 sq. feet)



Ground Floor:

Hall

Living Room - 4.47m x 3.56m (14'8" x 11'8")

AWAITING EPC

Dining Room - 4.06m x 3.23m (13'4" x 10'7")

Kitchen

First Floor:

Landing

Bedroom 1 - 4.47m x 3.56m (14'8" x 11'8")

Bedroom 2 - 4.06m x 3.23m (13'4" x 10'7")

Bedroom 3 - 2.08m x 1.96m (6'10" x 6'5")

Bathroom - 3.48m x 2.29m (11'5" x 7'6")

Outside: The front garden has a shaped lawn with mature borders and paved driveway providing off road parking and an EV charging point. Twin composite gates allow access to a Carport to the side and Garage beyond. The rear garden is a particular feature arranged with paved patio, extensive lawn, and well stocked established borders. At the foot of the garden stands the detached Home Office measuring (11') x 2.89m (9'6") and Gym also measuring (11') x 2.89m (9'6"), each room with power, light and heating.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2025 All Rights Reserved