



Sunny Road,
Churchtown, Southport, PR9 7LX
Price: £240,000 Subject to Contract

An excellent opportunity to purchase a particularly attractive, extended, semi-detached house, located in a highly sought after residential area immediately adjacent to Churchtown Village.

Offered for sale with no onward chain, the centrally heated and double glazed property offers well presented, attractively planned accommodation comprising Entrance Vestibule, Hall, front Living Room, Dining Room, Kitchen and Garden Room to the ground floor with two double Bedrooms and Bathroom to the first floor.

There are garden areas to the front and rear, the rear garden arranged with decked patio, shaped lawns and established borders, the front incorporating a paved driveway providing off road parking.

Sunny Road occupies a particularly convenient location, immediately adjacent to the many amenities of Churchtown Village together with Churchtown Primary School. The Botanic Gardens are readily accessible together with public transport facilities to the Town Centre.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.94m x 3.4m (12'11" x 11'2")

Dining Room - 3.94m x 3.63m (12'11" x 11'11")

Kitchen - 3.3m x 2.26m (10'10" x 7'5")

Pantry - 2.64m x 1.07m (8'8" x 3'6")

Garden Room - 4.65m x 2.57m (15'3" x 8'5")

First Floor:

Landing

Bedroom 1 - 5.11m x 3.4m (16'9" x 11'2" max)

Bedroom 2 - 3.66m x 3.38m (12'0" x 11'1")

Bathroom - 3.3m x 2.26m (10'10" x 7'5")

Outside:

There are garden areas to the front and rear, the rear garden arranged with decked patio, shaped lawns and established borders, the front incorporating a paved driveway providing off road parking.

Council Tax:

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

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>

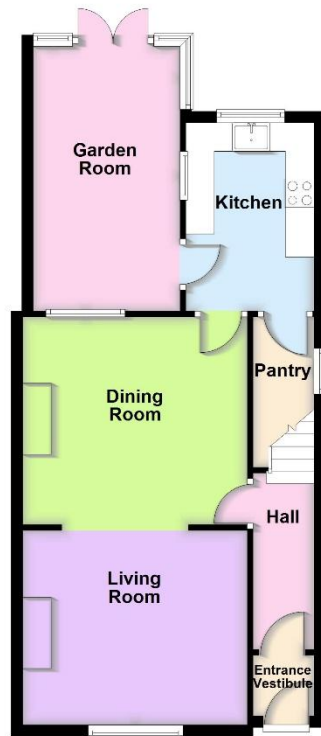
NB:

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



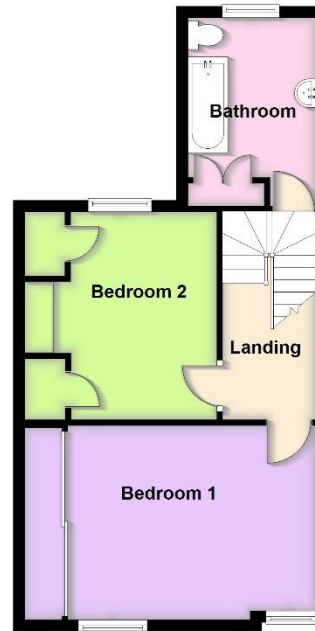
Ground Floor

Approx. 56.6 sq. metres (609.5 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 100.7 sq. metres (1083.7 sq. feet)

AWAITING EPC