



Warren Road, Churchtown, Southport, PR9



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£205,000

- NO ONWARD CHAIN
- Beautiful Semi-Detached Property
- Well Presented Throughout
- Excellent Location
- Three Bedrooms
- Two Reception Rooms
- Freehold
- EPC rating D



Presenting a fantastic 3 bed Semi-Detached property, offered with TENANT IN SITU and making for an excellent ready to go INVESTMENT OPPORTUNITY. The property is well presented throughout and ideally located close to both the beautiful Churchtown Village and Southport Town Centre itself.

Internally the property is both well kept and well presented throughout. The ground floor comprises a through living/dining room allowing for a spacious feel and ideal for families, a door from the dining room leads to the kitchen, bathroom and WC. Whilst to the first floor there are 3 bedrooms all of which are generously sized and a further WC.

Externally there are gardens to both the front and rear with the front being fully graveled and providing excellent off-road parking. The rear is a generous size and finished with patio areas and a large lawn ideal for couples and families alike.

Porch & Entrance Hall

Entering a UPVC storm porch with a further door leading through to an inviting entrance hall.

Living Room 3.23m x 3.13m

Bay window to the front aspect allowing an ample of natural light to flood through the living space. Gas living flame fire set in an attractive hearth.

Dining Room 3.58m x 3.48m

Window to the rear aspect and open to the living room, this creating it to be an excellent space for families.

Kitchen 3.05m x 2.65m

Window to side aspect. A fitted kitchen is finished with a range of base and wall units and integrated appliances such as oven, gas hob and extractor over.

Bathroom 2.14m x 2.34m

Window to side aspect. A modern bathroom comprises of a bath, separate large shower enclosure and pedestal sink. Running adjacent to the bathroom is a separate WC also with a window to the side aspect.

Stairs and Landing

Stairs rise to a split-level landing which provides access into all rooms.

Bedroom One 3.22m x 4.37m

Window to front aspect. Running the width of the property and creating an excellent sized master bedroom.

Bedroom Two 3.65m x 2.82m

Window to rear aspect. Generously sized double bedroom with room for a range of freestanding furniture.

Bedroom Three 1.92m x 2.60m

Ideally sized and with a window to the rear aspect.

WC

Further to the one on the ground floor the upstairs also features a WC, this is ideally located for all the bedrooms.

External

Externally there are gardens to both the front and rear with the front being fully graveled and providing excellent off-road parking. The rear is a generous size and finished with patio areas and a large lawn ideal for couples and families alike.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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