

£295,000
Subject to contract





No Chain - Occupying a much sought after Churchtown position, this much loved, extended, family home would benefit from a programme of general updating, though offers excellent potential.

Installed with gas central heating and uPVC double glazing, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Lounge, Living Room with Dining Room off and Kitchen to the ground floor with three Bedrooms and a Shower Room to the first floor.

Outside, a driveway provides off road parking to the front, with twin timber gates allowing access to the carport and garage beyond. The rear garden is a particular feature, arranged with patio, shaped lawn and well stocked mature borders.

Bakers Lane links Radnor Drive with Marshside Road, well placed for accessing a number of highly regarded local schools and the amenities of Churchtown village.



BAKERS LANE, CHURCHTOWN SOUTHPORT PR9 9RN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor:

Entrance Vestibule

Hall

Lounge - 3.81m plus bay x 3.25m (12'6" x 10'8")

Living Room - 7.72m x 3.25m overall (25'4" x 10'8")

Dining Room - 2.49m x 2.13m (8'2" x 7'0")

Kitchen - 3.53m x 2.13m (11'7" x 7'0")

First Floor:

Landing

Bedroom 1 - 4.78m x 3.1m (15'8" x 10'2")

Bedroom 2 - 3.94m x 3.25m (12'11" x 10'8")

Bedroom 3 - 2.69m x 2.29m (8'10" x 7'6")

Shower Room - 2.49m x 2.13m (8'2" x 7'0")

Outside: A tarmac driveway provides off road parking to the front, with twin timber gates allowing access to the carport and garage beyond. The rear garden is a particular feature, arranged with patio, shaped lawn and well stocked mature borders.

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.

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