



9 Surrey Close, Southport, PR9 9YZ
£285,000
Subject to Contract

A delightful, detached, true bungalow, perfectly situated in a quiet cul-de-sac. This charming property offers a comfortable lifestyle with three well-proportioned bedrooms, a bright lounge, and a modern kitchen. Enjoy the convenience of off-street parking, a single garage, and easy-to-maintain gardens to both the front and rear. With local bus services, Crossens and Churchtown Villages nearby, and a tranquil setting, this property is an exceptional find. Early viewing is highly advised to fully appreciate what's on offer!

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Southport's Estate Agent

Side Enclosed Vestibule

UPVC double glazed double outer doors. Tiled floor. Figure glazed inner door and side screen to...

Entrance Hall

Useful linen cupboard and access to the loft.

Lounge - 3.38m x 6.17m (11'1" x 20'3")

Large UPVC double glazed window overlooking the front garden. Wall light points, attractive fire surround.

Kitchen - 2.62m x 2.87m (8'7" x 9'5")

UPVC double glazed window with single drainer stainless steel sink unit below. A range of base units with cupboards and drawers and wall cupboards in a modern, contemporary 'high gloss white' finish, working surfaces and midway wall tiling. 'Beko' four ring ceramic hob with cooker hood above and electric oven below, integral fridge and freezer, plumbing for washing machine.

Bedroom One - 3.61m x 3.05m (11'10" x 10'0")

UPVC double glazed window, built in wardrobes.

Bedroom Two - 3.05m x 3.25m (10'0" x 10'8")

UPVC double glazed double doors leading to the rear garden.

Bedroom Three/Dining Room - 2.39m x 2.24m (7'10" x 7'4")

UPVC double glazed window.

Bathroom - 1.83m x 1.96m (6'0" x 6'5")

Tiled walls, white suite including P-shaped panelled bath with mixer tap, thermostatic shower and shower screen, pedestal wash hand basin, low level WC. Chrome towel rail/radiator, UPVC double glazed window.

Outside

The bungalow stands in easily managed gardens to both the front and rear, there's off road car parking for a number of cars and a drive leads to the garage at the rear. The garage has an up and over door and measures 19' x 8' internally, electric light and power is installed. There's an adjoining garden store also installed with power. The rear garden is enclosed with fencing, having a paved patio and loose stone display area.

Council Tax

Sefton MBC Band C

Tenure

Leasehold for the remainder of a term of 999 years from 1st January 1969 and an annual ground rent of £12.

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>



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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