



**93 Radnor Drive
Churchtown, PR9 9RS £285,000
'Subject to Contract'**

Situated on one of Churchtown's most sought-after roads, this extended semi-detached bungalow offers flexible living across two floors. The ground floor features the majority of the accommodation, with a front lounge and bedroom, a second bedroom leading via inner hall and staircase to a first-floor bedroom with modern en-suite (Dormer Loft Conversion). The rear boasts a modern kitchen opening into a rear lounge, all flowing seamlessly into a stunning orangery with a lantern roof. With a ground floor bathroom, easy-maintenance paved gardens, off-road parking, and an EV charging point, this home blends comfort with convenience. Enjoy boutique shops, restaurants, schools, and easy commuter links nearby, this is a rare opportunity not to be missed!

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Enclosed Side Entrance Vestibule

UPVC double glazed double outer doors with tiled flooring and a glazed inner door leading to:

Entrance Hall

Inner hallway with turning staircase to the first-floor dormer loft conversion, complete with handrail, spindles and newel post. Further internal door provides access to the second ground floor bedroom. Door leads to:

Lounge – 4.44m x 3.30m (14'6" into bay x 10'10" into recess)

UPVC double glazed bay window to the front. Living flame gas fire with marble interior, hearth and wooden surround.

Bedroom One – 4.06m x 3.30m (13'4" x 10'10")

UPVC double glazed window to the front elevation.

Bedroom Two – 2.54m x 3.33m (8'4" x 10'11")

Opaque UPVC double glazed window.

Kitchen – 2.34m x 3.25m (7'8" x 10'8")

UPVC double glazed window to the side. Modern fitted kitchen comprising a range of base and wall units with complementary working surfaces. Single bowl sink unit with mixer tap and drainer. Integrated appliances include a four-ring gas hob with extractor over and electric double oven, with plumbing available for a washing machine. Woodgrain-effect laminate flooring, part-tiled walls and panelled ceiling. Open-plan access leading to:

Dining Room – 3.48m x 3.30m (11'5" x 10'10")

UPVC double glazed sliding patio doors opening onto the rear garden. Coal-effect gas fire with limestone interior, surround and hearth. Wall-mounted 'Vaillant' combination boiler. Woodgrain-effect laminate flooring. Square archway with open-plan access to:

Orangery – 3.63m x 3.20m (11'11" x 10'6")

UPVC double glazed double doors opening onto the rear garden. Double glazed lantern-style roof providing an abundance of natural light. Centrally heated.

Bathroom – 2.18m x 1.88m (7'2" x 6'2")

Opaque UPVC double glazed window. Modern three-piece suite comprising vanity wash hand basin with mixer tap, panelled bath and walk-in shower enclosure with glazed door and electric shower. Part-tiled walls and extractor fan.

WC – 1.63m x 0.84m (5'4" x 2'9")

Opaque UPVC double glazed window. Low-level WC and wash hand basin. Part-tiled walls with wall-mounted grab rail.

First Floor

First-Floor Dormer Loft Conversion – 6.65m x 3.20m (21'10" including areas of reduced head height x 10'6")

UPVC double glazed window to the rear and double-glazed skylight. Recessed spot lighting and loft access. Inner hall leading to:

En-suite Shower Room/WC – 2.18m x 2.13m (7'2" x 7'0")

Opaque UPVC double glazed window. Modern three-piece white suite comprising low-level WC, vanity wash hand basin with mixer tap and walk-in shower enclosure with glazed screen, plumbed rainfall-style shower and separate handheld attachment. Fully tiled walls, heated towel rail and recessed spot lighting.

Outside

Flagged driveway to the front providing off-road parking and incorporating an electric vehicle charging point. Low-maintenance frontage with decorative stone features. Flagged side access leads via a secure gate to the enclosed rear garden, which benefits from patio areas, decorative stone features, raised borders and two useful garden stores.

Council Tax

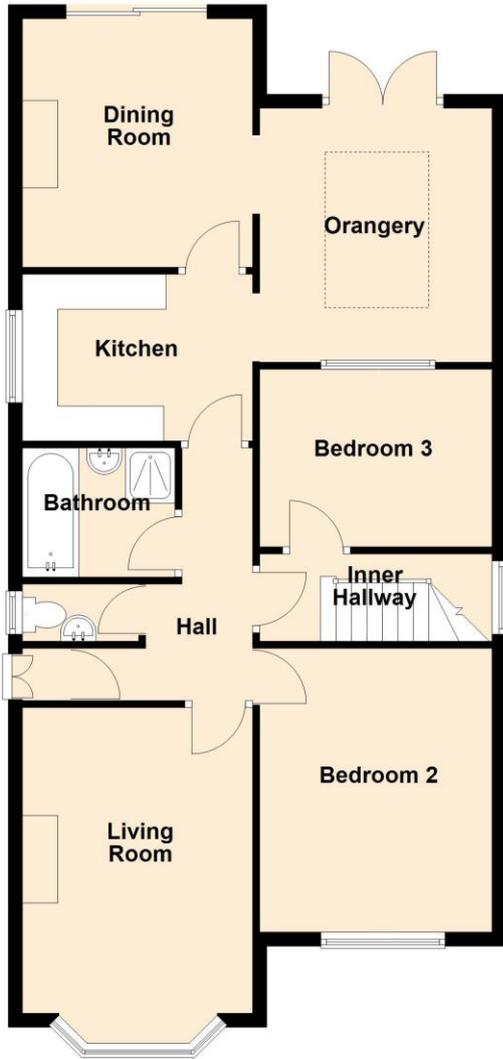
Sefton MBC Band C

Tenure

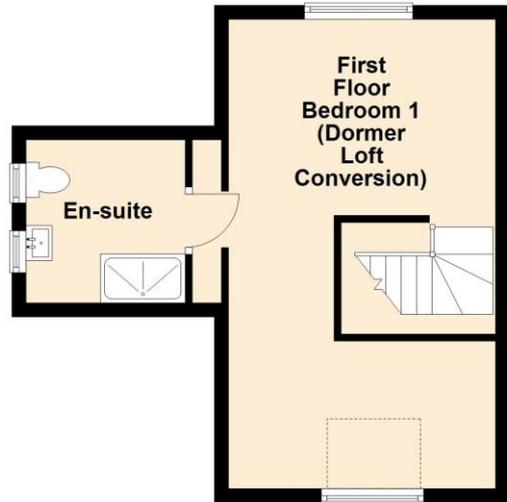
Freehold



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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