



Mill Lane, Churchtown, Southport PR9 7PL

EARLY VIEWING IS STRONGLY RECOMMENDED - Occupying a central Churchtown position, this beautifully presented and attractively planned property briefly comprises; Hall, Cloakroom/WC, Front Living Room and impressive Open Plan Kitchen/Living Room (with bi-fold doors) to the ground floor, with three double Bedrooms (Principle Bedroom with an En-Suite), and luxury Bathroom to the first floor. The second floor provides a fourth double Bedroom with En-Suite Shower Room. Gas central heating and uPVC double glazing are installed throughout.

There is a beautifully landscaped garden to the rear of the property, paved with porcelain tiles, lawn area and pergola. A shared driveway to the front is block paved and provides off road parking for a couple of cars.

Mill Lane occupies a particularly convenient location for access to the many amenities of Churchtown Village with the Botanic Gardens also within walking distance. Local shops are located at Roe Lane and there are public transport facilities to the town centre.



Price: £350,000 Subject to Contract

Ground Floor:

Hall

Cloakroom/WC

Living Room - 5.04m x 3.01m (16'6" x 9'10") into bay

Kitchen/Living Room - 6.26m x 5.2m (20'6" x 17'0")

First Floor:

Bedroom 1 - 3.95m x 3.15m (12'11" x 10'4")

En-suite - 2.69m x 0.85m (8'9" x 2'9")

Bedroom 2 - 4.54m x 2.81m (14'10" x 9'2")

Bedroom 3 - 3.15m x 2.84m (10'4" x 9'3")

Landing

Second Floor:

Bedroom 4 - 4.12m x 2.93m (13'6" x 9'7")

En-suite - 0.94m x 2.16m (3'1" x 7'1")

Outside:

There is a beautifully landscaped garden to the rear of the property, paved with porcelain tiles, lawn area and pergola. A shared driveway to the front is block paved and provides off road parking for a couple of cars.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

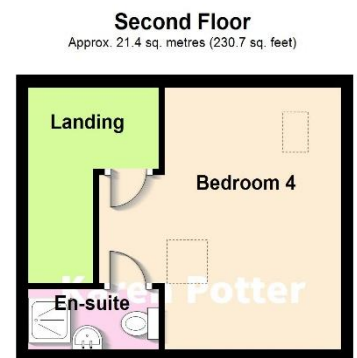
Tenure:

Freehold

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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AWAITING EPC

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.