



**2 Church Close
Southport, PR9 7QE £210,000
'Subject to Contract'**

This rare-to-market, detached two-bedroom home is nestled in a peaceful cul-de-sac just off High Park Road near Churchtown. Beautifully presented, the property welcomes you via an entrance porch into a spacious lounge-diner, complemented by open-tread stairs leading to the first floor. The rear kitchen offers serene views of, and direct access to, an enclosed, easy-to-maintain garden. Upstairs, both double bedrooms feature fitted wardrobes, while a separate bathroom with WC completes the layout. The property also boasts off-road parking to the front and an adjoining garage (approximately 16' x 8'4") for additional parking or storage. Conveniently located near local schools, amenities, and bus links, it's a short stroll to Churchtown Village with its charming shops, restaurants, and the Botanical Gardens.

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

Southport's Estate Agent

Open Canopied Entrance

A hard-surfaced driveway leads to the front and the adjoining garage. The open canopy shelters a composite-style outer door that invites you inside.

Entrance Porch

A composite entrance door and Upvc double-glazed window faces the front, while a useful base unit houses the electrical consumer unit. A glazed inner door leads you onward.

Through Lounge-Diner - 5.79m x 3.71m (19'0" x 12'2")

Bright and welcoming, with a Upvc double-glazed window to the front and an opaque one to the side. The open-tread staircase with handrail, spindles, and newel post takes you up, and another glazed door leads through.

Kitchen - 2.39m x 3.71m (7'10" x 12'2")

Overlooking the rear garden, the kitchen features a Upvc door and window. It offers built-in base units, corner display shelving, worktops with a single-bowl sink, mixer tap, and drainer. Appliances include an electric oven, four-ring gas hob, and space/plumbing for fridge, freezer, and washing machine. A cupboard conceals the wall-mounted central heating boiler. Part-tiled walls complete the look.

Landing

An opaque Upvc window brightens the landing, which also features loft access and an airing cupboard housing the hot water cylinder.

Bedroom 1 - 4.01m x 3.71m (13'2" x 12'2" reducing to 8'10")

A spacious room with a Upvc window and a fitted wardrobe recessed with overhead storage, shelving, and hanging space.

Bedroom 2 - 2.41m x 3.71m (7'11" x 12'2")

Overlooking the rear, this room boasts two fitted wardrobes along one wall, with shelving, hanging space, and overhead cupboards.

Bathroom/WC - 1.83m x 1.65m (6'0" x 5'5")

Featuring an opaque Upvc double glazed window, the bathroom offers a three-piece suite: low-level WC, pedestal basin, panel bath with mixer tap, electric shower, tiled walls, and a vanity wall cupboard.

Outside

The front offers a hard-surfaced driveway, off-road parking, edged flower borders, and a shaped lawn with hedges. The adjoining garage (approx. 16'1" x 8'4") has an up-and-over door, electric, light and power supply, a rear courtesy door to the garden. The enclosed rear garden is private, with a flagged patio, shaped loose bark borders, ornamental plants, shrubs, and trees, all well-screened for a peaceful retreat.

Council Tax

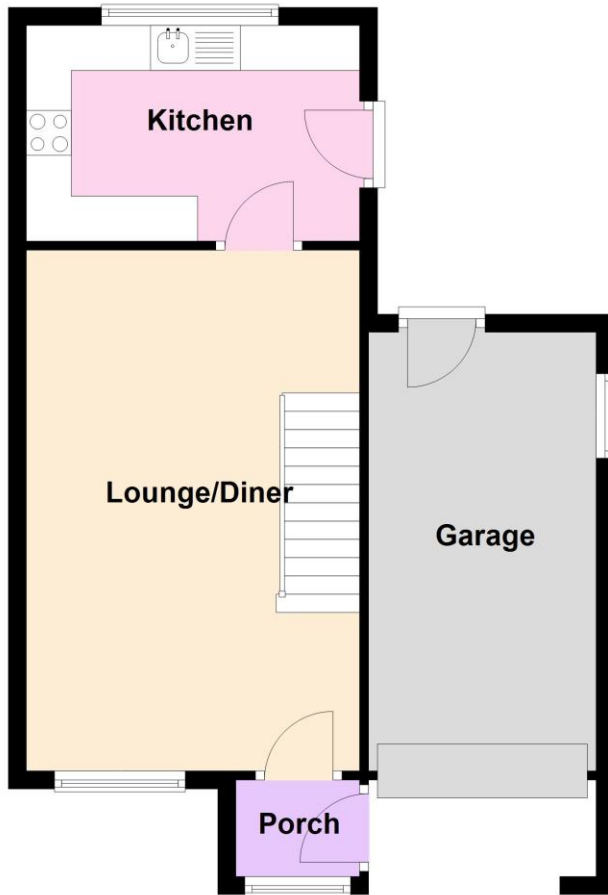
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

Tenure

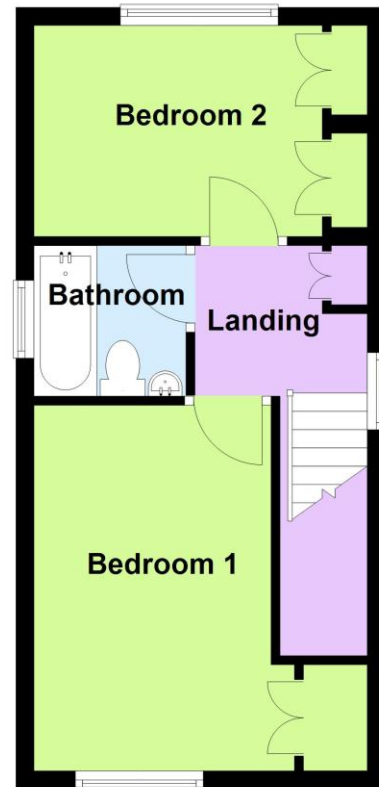
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.