



**5 Moss Lane, Churchtown
Southport, PR9 7QR, £220,000
'Subject to Contract'**

Welcome to a truly unique and characterful three-bedroom detached family home, perfectly situated near the charming and historic Village of Churchtown. Here, you'll find yourself just moments away from an array of speciality shops, delightful restaurants, and welcoming bars, all adding to the vibrant community atmosphere. This home beautifully blends modern and contemporary design elements, making it ideal for family living. The two inviting reception rooms offer a perfect flow into a stylish breakfast kitchen, and at the rear, a cosy courtyard garden provides a peaceful retreat. Upstairs, you'll discover three comfortable bedrooms along with a beautifully appointed family bathroom suite featuring modern fixtures. With excellent commuter links to Southport Town Centre, as well as easy access to Ormskirk and Liverpool, this property truly offers the best of convenience and community. It's a home that needs to be seen to be fully appreciated.

Entrance Hall

Upvc double glazed outer door leading to entrance hall. Woodgrain laminate style flooring and stairs to first floor with handrail, spindles and newel post. Door leads to....

Front Lounge - 4.09m x 3.45m (13'5" overall x 11'4" into far recess and reducing to 13'1" to further recess)

Upvc double glazed bay window to front, ornate cast iron and tiled fire surround with wall light points to recesses, woodgrain laminate style flooring and picture rail.



Dining Room - 4.24m x 3.4m (13'11" overall into recess x 11'2" overall)

Two Upvc double glazed windows to rear, ornate fire surround with marble interior, hearth and inset fire with wooden surround and beveled vanity mirror over mantelpiece. Woodgrain laminate style flooring, picture rail and glazed inner door leads to...



Breakfast Kitchen - 5.26m x 2.87m (17'3" overall x 9'5" reducing to 8'6")

Upvc double glazed window to side and overlooking rear. Door leads to courtyard style garden. Useful cupboard to under stairs also houses 'Glow Worm' central heated boiler. Breakfast area open plan to main kitchen arranged in an attractive cream style with a number of built in base units which include cupboards and drawers, wall cupboards and working surfaces incorporating breakfast bar. One and half bowl sink unit with mixer tap and drainer. Appliances include electric oven, four ring gas hob and canopy style extractor over. Integral dishwasher, plumbing is available for washing machine and further space for free standing fridge freezer. Ceramic tiled flooring.



First Floor Landing

'Velux' double glazed skylight maximising natural light to first floor with loft access via drop down ladder.

Bedroom 1 - 3.35m x 4.11m (11'0" to rear of wardrobes x 13'6" into recess)

Upvc double glazed window, picture rail.

Bedroom 2 - 3.33m x 2.62m (10'11" x 8'7" into recess)

Upvc double glazed window, picture rail.

Bedroom 3/ Dressing Area - 3.3m x 2.34m (10'10" x 7'8" overall to rear of wardrobes)

Upvc double glazed window, picture rail.



Bathroom/WC - 2.36m x 3.02m (7'9" x 9'11" overall)

Upvc double glazed window with modern four piece white suite comprising of low level WC, vanity wash hand basin with mixer tap, corner step in shower enclosure with body jet feature and free standing panelled bath with centre mixer tap. Tiled walls, ceramic floor tiling, ladder style chrome heated towel rail and recessed spotlighting.



Outside

Off road parking available to front with courtyard style garden enclosed to rear for ease of maintenance.

Council Tax

Sefton MBC band C.

Tenure

Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(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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