



Mallee Avenue, Churchtown Southport PR9 8NL

Early Inspection Highly Recommended- Occupying a generous, secluded plot totalling over 1/3 of an acre, this spacious detached bungalow with garage & workshop must be viewed to be fully appreciated.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, through Living Room, fitted Kitchen, Conservatory, three Bedrooms and a Bathroom. The property is accessed via the private driveway with twin wrought iron gates leading to hardstanding for a number of vehicles and a detached Garage measuring 5.63m (18'6") max x 3.17m (10'5") with adjoining Workshop measuring 5.63m (18'6") x 3.19m (10'5") and WC.

The mature gardens are a particular feature of the property, arranged with paved patio area, ornamental pond, and extensive shaped lawn with well stocked established borders including a variety of plants, shrubs, and trees including a number of fruit trees. Located off Mallee Crescent, Mallee Avenue is very well placed for accessing the shops, schools and amenities of Churchtown village.



Price: £450,000 Subject to Contract

Ground Floor:

Entrance Vestibule

Hall

Living Room - 7.62m x 3.66m (25'0" x 12'0")

Kitchen - 4.42m x 3.99m (14'6" x 13'1")

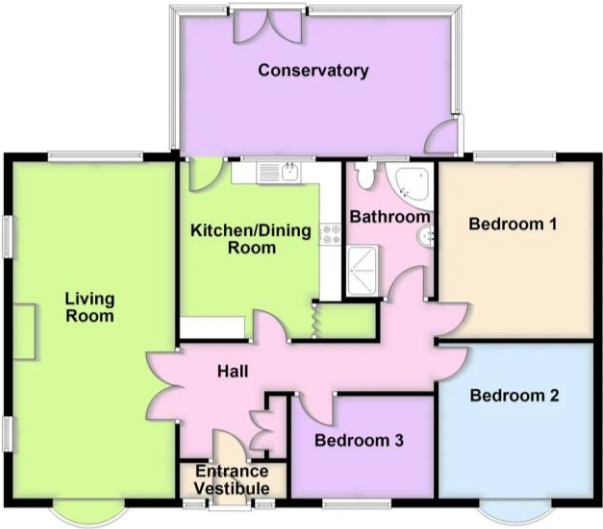
Conservatory - 6.12m x 3.2m (20'1" x 10'6")

Bedroom 1 - 3.99m x 3.51m (13'1" x 11'6")

Bedroom 2 - 3.51m x 3.51m (11'6" x 11'6")

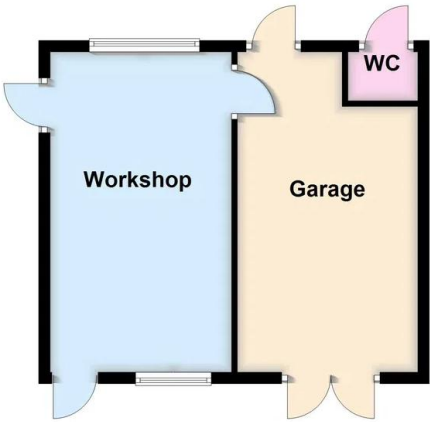
Bedroom 3 - 3.23m x 2.31m (10'7" x 7'7")

Bathroom - 3.05m x 1.98m (10'0" x 6'6")



Outside:

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.