



Farm Close, Churchtown, Southport PR9 7QB

An excellent opportunity to purchase an impressive detached house which has been thoughtfully modernised by the present owners and including an excellent open plan Kitchen.

Located within a cul-de-sac off Moss Lane, the property offers well planned and attractively presented accommodation which is installed with gas central heating and upvc double glazing, briefly comprising Hall, Fitted Cloakroom/wc, front Living Room, rear Sitting Room, excellent open plan Kitchen and Dining Room and Utility Room to the ground floor with four Bedrooms and Bathroom to the first.

Prospective purchasers will be interested to note the former garage has been converted to provide the ground floor Sitting Room and Utility and there is further potential for additional conversion of this area to form a dependant relative's suite, subject to the necessary requisite consents. The property stands in established and well maintained gardens, the front incorporating a driveway providing off road parking.

Farm Close forms part of a popular and sought-after residential area within convenient distance of Churchtown Village which provides a number of shops, restaurants and bars. Hesketh Park is readily accessible as are public transport facilities to the town centre.



Price: £395,000 Subject to Contract

Ground Floor:

- Hall**
- WC**
- Living Room** - 5.99m x 3.71m (19'8" x 12'2")
- Lounge** - 3.35m x 2.54m (11'0" x 8'4")
- Kitchen/ Dining Room** - 6.05m x 3.56m (19'10" x 11'8")
- Utility** - 2.54m x 1.93m (8'4" x 6'4")

First Floor:

- Landing**
- Bedroom 1** - 3.84m x 3.58m (12'7" x 11'9")
- Bedroom 2** - 3.58m x 3.35m (11'9" x 11'0")
- Bedroom 3** - 3.35m x 2.39m (11'0" x 7'10")
- Bedroom 4** - 2.39m x 2.01m (7'10" x 6'7" plus door recess)
- Bathroom** - 3.58m x 2.26m (11'9" max x 7'5")

Outside:

The property stands in established and well maintained gardens, the front incorporating a driveway providing off road parking.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E)

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		86
(69-80) C	72	
(55-68) D		
(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.