



Longacre,
Churchtown, Southport, PR9 9TB
Price: £300,000 Subject to Contract

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this beautifully presented, traditional semi-detached family house, located in a highly sought after residential area, within easy walking distance of the heart of Churchtown Village.

In the opinion of the Agents, the property offers well planned and pleasantly proportioned accommodation which briefly comprises: Hall, front Living Room, rear Dining Room and Kitchen to the ground floor. On the first floor, there are two double Bedrooms, a single Bedroom (currently used as a Study) and Family Bathroom. A returning staircase to the second floor leads to a further Bedroom and En-suite Shower Room.

Outside, the front is paved to provide off road parking with an EV charging point. The rear garden is a good size, arranged with paved patio, shaped lawn, established borders including a pear tree and detached garden store.

Longacre links Radnor Drive with Marshside Road,. There are a number of highly regarded schools within the vicinity and public transport facilities to the town centre.



Ground Floor:

Hall

Living Room - 3.96m x 3.18m overall (13'0" x 10'5")

Dining Room - 5.05m x 3.48m (16'7" x 11'5")

Kitchen - 4.11m x 2.41m (13'6" x 7'11")

Utility - 1.4m x 0.81m (4'7" x 2'8")

First Floor:

Landing

Bedroom 1 - 4.11m x 3.12m overall (13'6" x 10'3")

Bedroom 2 - 3.35m x 3.12m (11'0" x 10'3")

Bedroom 3 - 1.98m x 1.83m (6'6" x 6'0")

Bathroom - 1.98m x 1.83m (6'6" x 6'0")

Second Floor:

Bedroom 4 - 4.11m x 3.76m (13'6" x 12'4")

En-Suite - 2.06m x 1.19m (6'9" x 3'11")

Outside:

The front is paved to provide off road parking with an EV charging point. The rear garden is a good size, arranged with paved patio, shaped lawn, established borders including a pear tree and detached garden store.

Council Tax:

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

Tenure:

Freehold

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

NB:

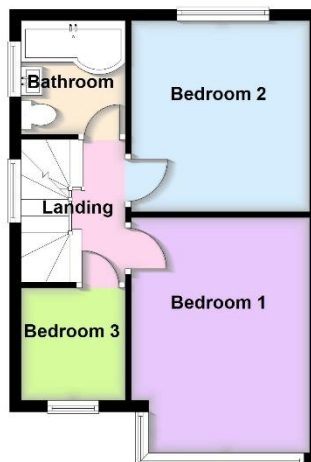
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.



Ground Floor
Approx. 46.2 sq. metres (497.3 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.9 sq. feet)



Second Floor
Approx. 21.3 sq. metres (228.9 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	