



Bankfield Lane, Churchtown, Southport PR9 7NJ

Occupying a highly sought after Churchtown position, this beautifully presented, semi detached family home has been extended and sympathetically modernised by the current owners and an early viewing is strongly recommended.

Installed with solar panels (generating an average income of £650 per annum over the past four years), gas central heating and double glazing, the well planned accommodation is arranged over three floors and briefly comprises: Hall, Lounge with wood burning stove, Living Room with bi-folding doors to the south east facing rear garden, fitted Kitchen/Dining Room with further log burner, integrated appliances including instant boiling water tap, island unit and open plan to the Garden Room with further bi-folding doors to the rear garden.

A returning staircase gives access to the first floor with three double Bedrooms and a Shower Room, whilst a loft conversion provides a fourth double Bedroom and Bathroom.

Outside, twin wrought iron gates give access to the extensive block paved driveway providing of road parking for a number of vehicles. The rear garden is a particular feature, arranged with paved patio areas, shaped lawn, well stocked, mature borders, brick built garden store, timber workshop and pergola.

Price: £450,000 Subject to Contract



Ground Floor:

Hall

Living Room - 4.6m x 3.35m (15'1" x 11'0" max)

Lounge - 4.27m x 3.05m (14'0" x 10'0" plus bay)

Kitchen/Dining Room - 6.07m x 0.46m (19'11" x 1'6")

Utility - 1.5m x 0.84m (4'11" x 2'9")

Garden Room - 3.48m x 2.62m (11'5" x 8'7")

First Floor:

Landing

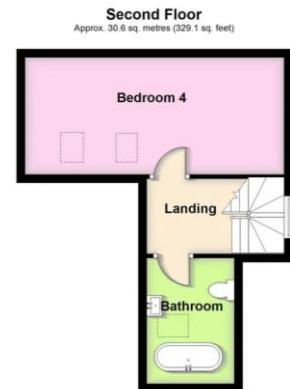
Bedroom 1 - 4.27m x 3.05m (14'0" x 10'0" plus bay)

Bedroom 2 - 4.27m x 3.05m (14'0" x 10'0")

Bedroom 3 - 2.79m x 2.51m (9'2" x 8'3")

Shower Room - 2.79m x 1.68m (9'2" x 5'6")

Store



Second Floor:

Landing

Bedroom 4 - 6.25m x 2.82m (20'6" x 9'3")

Bathroom - 3.02m x 2.11m (9'11" x 6'11")

Outside:

Twin wrought iron gates give access to the extensive block paved driveway providing of road parking for a number of vehicles. The rear garden is a particular feature, arranged with paved patio areas, shaped lawn, well stocked, mature borders, brick built garden store, timber workshop and pergola.

Council Tax:

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

Tenure:

Leasehold for a residue term of 999 years from 1st March 1921 with a ground rent of £5.50 per annum.

NB:

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

AWAITING EPC

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