



## 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)

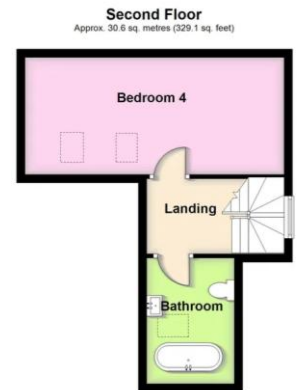
## Tenure:

Leasehold for a residue term of 999 years from 1<sup>st</sup> 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.

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**AWAITING EPC**

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.