



**36 Moss Lane
Churchtown, PR9 7QR £389,950
'Subject to Contract'**

This lovely family house is situated in a much sought after location close to both open fields and the nearby facilities of Churchtown Village. Installed with gas central heating and uPVC double glazing, the tastefully decorated and well appointed accommodation briefly includes; Entrance Porch, Entrance Hall, Lounge, Snug, Dining Room and Family Kitchen. On the first floor there are four generous Bedrooms and a Shower Room. Established gardens adjoin the property to the front and rear.

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Southport's Estate Agent

Entrance Porch

UPVC outer door with double glazed insert, UPVC double glazed side windows. Inner UPVC door with stained glass and leaded double glazed insert.

Entrance Hall

Feature turn staircase to the first floor landing, UPVC double glazed window.

WC

Low level WC and useful storage.

Lounge - 4.62m x 3.68m (15'2" into bay x 12'1" into recess)

UPVC double glazed window. Living flame coal effect gas fire in attractive timbre surround with decorative tiled interior and hearth. Ceiling rose. Opening to...

Snug - 2.44m x 2.44m (8'0" x 8'0")

Decorative ceiling rose, UPVC double glazed window.

Dining Room - 3.68m x 3.56m (12'1" x 11'8")

Electric coal effect fire and attractive surround, UPVC double glazed French door and side windows to the rear garden.

Kitchen - 5.44m x 2.97m (17'10" x 9'9")

UPVC double glazed windows to both sides. Single drainer sink unit with mixer tap, a range of 'Inframe' base units with cupboards and drawers, wall cupboards, working surfaces and breakfast bar. Recess for a gas cooker with chimney style extractor above. Cupboard housing ideal 'Logic' gas central heating boiler. Tall wall radiator.

Rear Porch

UPVC double glazed windows and door to the rear garden.

First Floor Landing

UPVC double glazed window.

Bedroom 1 - 4.62m x 3.66m (15'2" into bay x 12'0")

UPVC double glazed window.

Bedroom 2 - 3.66m x 3.38m (12'0" x 11'1")

UPVC double glazed window.

Bedroom 3 - 2.49m x 3m (8'2" x 9'10")

UPVC double glazed window.

Bedroom 4 - 2.69m x 2.44m (8'10" x 8'0")

UPVC double glazed window.

Shower Room - 2.08m x 1.83m (6'10" x 6'0")

Tiled walls, shower enclosure with thermostatic hand held and rain head shower, vanity wash hand basin with cupboard below, tall wall radiator, close boarded ceilings.

WC - 1.55m x 0.86m (5'1" x 2'10")

Low level WC, half tiled walls and UPVC double glazed window.

Outside

The property stands in established and attractive gardens to the front and rear. There is off road car parking at the front for a number of vehicles. Lawn borders and circular flower bed. The rear garden is enclosed with walls and fencing, having a lawn edged borders with plants and shrubs, paved patio, decked patio and pergola. Precast shed measuring 14' x 7'4", electric light and power supply, Utility shed with plumbing for washing machine and space for tumble dryer.

Council Tax

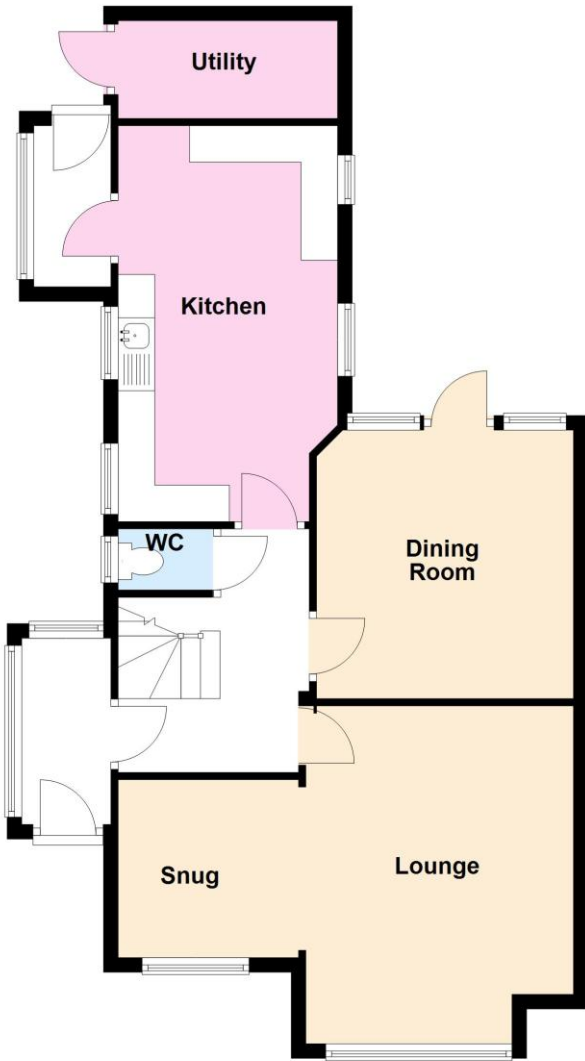
Sefton MBC band D

Tenure

We confirm that the property is leasehold for the residue term of 999 years from 1st of November 1962. a separate ground rent is payable of £1 per annum to Churchtown Estates Limited.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.