



**34, Merlewood Avenue, Churchtown,
Southport, PR9 7NS
£275,000 Subject to Contract**

Located in the sought-after area of Churchtown, this extended four-bedroom semi-detached family home on Merlewood Avenue offers both space and a convenient position, close to the picturesque Botanic Gardens and the charming Churchtown Village. Available with no onward chain, this property presents a superb opportunity for those seeking a well-regarded location with excellent local amenities and schools nearby. Centrally heated and double glazed, the accommodation briefly includes; Entrance Hall, Lounge, sitting Room, dining room, kitchen, there are three bedrooms and a family bathroom on the first floor and a fourth bedroom on the second floor. Established gardens adjoin the property with parking and a garage.

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Southport's Estate Agent

Open Vestibule

UPVC outer door with double glazed etched insert and double glazed side window.

Entrance Hall

Woodgrain laminate flooring, stairs to the first floor with useful storage cupboard below.

Lounge - 3.78m x 3.18m (12'5" x 10'5")

UPVC double glazed window.

Rear Lounge - 3.48m x 5.23m (11'5" x 17'2")

UPVC double glazed side window, living flame coal effect gas fire and surround. Opening to...

Dining Room - 2.44m x 2.44m (8'0" x 8'0")

UPVC double glazed sliding patio door and side screen to the rear garden.

Kitchen - 3.94m x 2.41m (12'11" x 7'11")

UPVC double glazed and leaded windows to the side and rear and UPVC double glazed door to the rear garden. Single drainer sink unit with mixer tap, base units with cupboards and drawers, wall cupboards, working surfaces incorporating breakfast bar. Recess for cooker with cooker hood above.

WC - 1.07m x 0.91m (3'6" x 3'0")

Wash hand basin and wc. Upvc double glazed window.

First Floor Landing

Bedroom One - 2.57m x 3.48m (8'5" to front of wardrobes x 11'5")

Extensively fitted with built in wardrobes to one wall, recess for bed with further wardrobes, drawer units and overhead storage cupboards. UPVC double glazed window.

Bedroom Two - 3.05m x 2.57m (10'0" x 8'5" extending to 10'5" overall measurement)

Built in wardrobes to one wall. UPVC double glazed window.

Bedroom Three - 2.82m x 1.8m (9'3" x 5'11")

UPVC double glazed window.

Bathroom - 1.75m x 1.98m (5'9" x 6'6")

White suite including P-shaped panel bath with mixer tap, thermostatic rain head shower and shower screen. Wash hand basin, low level WC, tiled walls, chrome towel rail/radiator and tiled floor. UPVC double glazed window.

Second Floor

Bedroom Four - 3.02m x 3.58m (9'11" including stair access x 11'9")

UPVC double glazed windows to the front and side overlooking the neighbouring houses and gardens. Access to under eaves storage.

Outside

Established gardens to both the front and rear, there's off road car parking at the front and the driveway leads to precast garage at the rear. The attractive rear garden has a paved patio, lawn and borders stocked with a variety of established shrubs and plants.

Council Tax

Sefton MBC Band C

Tenure

Leasehold for the remainder of 999 years from 5.3 1937 with an annual ground rent of £5.00.

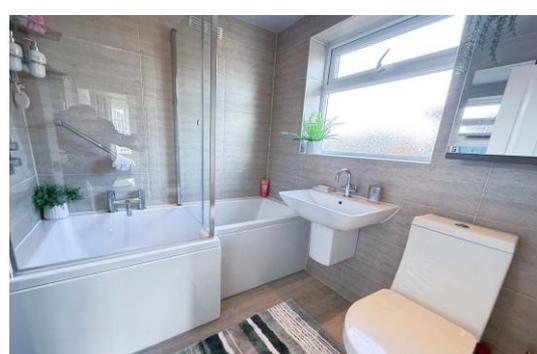
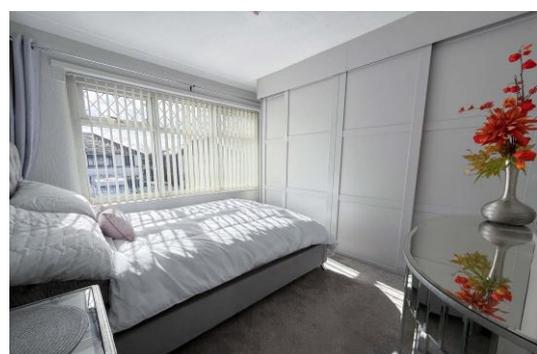
Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

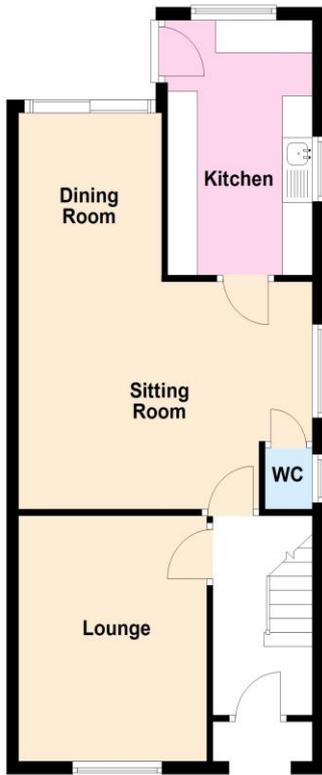
Broadband

Check the availability by clicking this link:

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



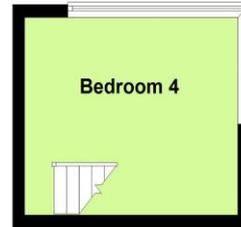
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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