



Bakers Lane, Churchtown, Southport PR9 9RN

No Chain - Occupying a much sought after Churchtown position, this much loved, extended, family home would benefit from a programme of general updating, though offers excellent potential.

Installed with gas central heating and uPVC double glazing, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Lounge, Living Room with Dining Room off and Kitchen to the ground floor with three Bedrooms and a Shower Room to the first floor.

Outside, a driveway provides off road parking to the front, with twin timber gates allowing access to the carport and garage beyond. The rear garden is a particular feature, arranged with patio, shaped lawn and well stocked mature borders.

Bakers Lane links Radnor Drive with Marshside Road, well placed for accessing a number of highly regarded local schools and the amenities of Churchtown village.



Price: £295,000 Subject to Contract

Ground Floor:

**Entrance Vestibule
Hall**

- Lounge** - 3.81m plus bay x 3.25m (12'6" x 10'8")
- Living Room** - 7.72m x 3.25m overall (25'4" x 10'8")
- Dining Room** - 2.49m x 2.13m (8'2" x 7'0")
- Kitchen** - 3.53m x 2.13m (11'7" x 7'0")

First Floor:

Landing

- Bedroom 1** - 4.78m x 3.1m (15'8" x 10'2")
- Bedroom 2** - 3.94m x 3.25m (12'11" x 10'8")
- Bedroom 3** - 2.69m x 2.29m (8'10" x 7'6")
- Shower Room** - 2.49m x 2.13m (8'2" x 7'0")

Outside:

A driveway provides off road parking to the front, with twin timber gates allowing access to the carport and garage beyond. The rear garden is a particular feature, arranged with patio, shaped lawn and well stocked mature borders.

Council Tax:

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

Tenure:

Freehold

NB:

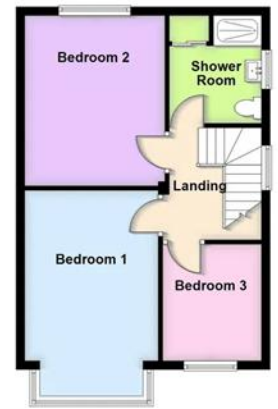
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2025 All Rights Reserved

Ground Floor
Approx. 68.4 sq. metres (736.8 sq. feet)



First Floor
Approx. 48.8 sq. metres (481.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.