



Lexton Drive, Churchtown, Southport PR9 8QN

NO CHAIN - An excellent opportunity to purchase a semi-detached family house which has been extended to provide a larger Dining Kitchen, Living Room and third Bedroom.

The property is located within a popular and established residential area, immediately adjacent to "The Stray" open land and comprising Enclosed Porch, Hall, Fitted Cloakroom/wc, Front Lounge open plan with extended rear Living Room and Dining Kitchen to the ground floor with three good size Bedrooms, Shower Room and separate wc to the first floor.

The established gardens are a particular feature of the property, the front incorporating a driveway leading to a large attached Garage with the benefit of interior access to the main house. To the rear there is a paved patio area leading to shaped lawn with ornamental pond and well stocked borders incorporating shrubs, bushes and trees.

Lexton Drive is located off Preston New Road where there are public transport facilities to the town centre. The many amenities of Churchtown Shopping Village are readily accessible together with the Botanic Gardens, local schools and the bird sanctuary at Marshside.



Price: £260,000 Subject to Contract

Ground Floor:

Enclosed Porch

Hall

Fitted Cloakroom/wc

Front Lounge - 3.2m x 3.28m (10'6" x 10'9") plus splay bay window to the front.

Extended Rear Living Room - 6.35m x 3.2m (20'10" x 10'6") overall.

Extended Dining Kitchen - 4.57m x 3.71m (15'0" x 12'2")

First Floor:

Landing

Front Bedroom 1 - 3.2m x 3.73m (10'6" x 12'3") plus bay window to the front

Rear Bedroom 2 - 3.76m x 3.2m (12'4" x 10'6")

Extended Rear Bedroom 3 - 3.71m x 1.8m (12'2" x 5'11")

Shower Room - 1.8m x 1.93m (5'11" x 6'4") plus door recess.

Separate wc

Outside:

The property stands in established gardens which are a particular feature, the front incorporating a driveway providing off road parking and leading to the attached garage. The enclosed rear garden is planned with lawn, stocked borders, established shrubs and ornamental pond.

Garage - 5.56m x 4.34m (18'3" x 14'3") with the benefit of an interior door leading into the main house and another door leading to the rear garden.

Council Tax:

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

Tenure:

Leasehold for a residue term of 999 years from 1st June 1935 with an annual ground rent of £7.50

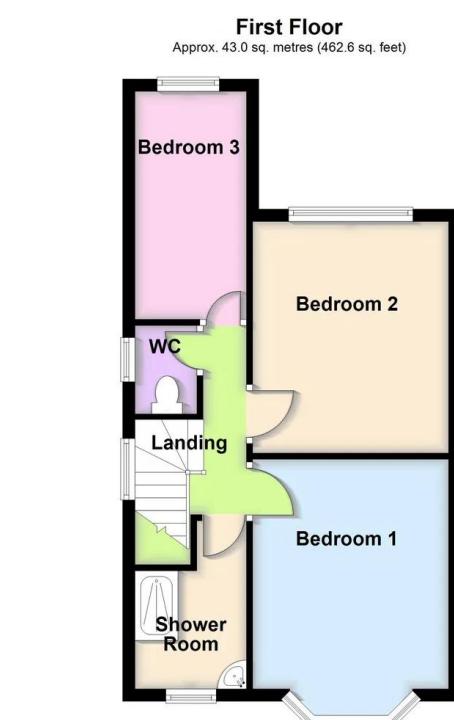
NB:

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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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		