



**50, Cleveleys Road, Churchtown, Southport, PR9 9SP  
Offers In The Region Of £320,000  
Subject to Contract**

This lovely, semi detached house has been newly and extensively refurbished and extended. The property provides light and airy family accommodation with three bedrooms, a new bathroom, a spacious lounge and a fabulous extended living, dining kitchen with new kitchen fitments and bi fold doors leading to an extensive rear garden. Centrally heated and double glazed new floorcoverings are fitted throughout. The property is situated in a popular and sought after location, convenient for local primary and secondary schools together with the amenities at Churchtown Village.

**No Chain Delay - Early Viewing Advised.**

## Enclosed Vestibule

UPVC double glazed double outer storm doors, tiled floor. Inner door with oval glazed insert and side window with stained glass insert.

## Entrance Hall

Stairs to the first floor, grey, woodgrain click flooring extending through to the lounge and living dining kitchen. Stairs to the first floor, useful storage cupboard below.

## WC

Low level WC, wash hand basin, woodgrain click flooring, UPVC double glazed window.

## Lounge - 4.22m x 3.45m (13'10" into bay x 11'4")

UPVC double glazed bay window overlooking the front garden. Woodgrain click flooring.

## Living Dining Kitchen - 6.63m x 5.59m (21'9" x 18'4")

Newly extended, ideal family space. UPVC double glazed side window with single drainer, white enamel sink unit below, a range of base units, wall cupboards and woodgrain working surfaces. Island unit with further base units, wine racks, woodgrain working surfaces and breakfast bar. 'Lamona' four ring ceramic hob with cooker hood above, split level oven. Tall wall housing unit for fridge and freezer. Space and plumbing for washing machine and dishwasher. Living and dining area with recessed spot lighting, two double glazed 'Velux' style roof lights, bifold doors lead to the rear garden. Tall wall radiator.

## First Floor Landing

UPVC double glazed window.

## Bedroom 1 - 4.42m x 3.23m (14'6" into bay x 10'7")

UPVC double glazed window.

## Bedroom 2 - 3.66m x 3.18m (12'0" x 10'5")

UPVC double glazed window.

## Bedroom 3 - 2.44m x 2.39m (8'0" x 7'10")

UPVC double glazed window.

## Bathroom - 2.18m x 2.26m (7'2" x 7'5")

UPVC double glazed window. White suite including panelled bath with mixer tap, thermostatic shower and shower screen, vanity wash hand basin with cupboard below and low level WC. Cupboard housing 'Glow-worm' gas fired central heating boiler. Chrome towel rail/radiator. Close boarded ceiling, UPVC double glazed window.

## Outside

The loose stone front garden provides off road parking for a number of vehicles and there is space at the side for the erection of a garage subject to the usual consents being obtained. The extensive rear garden is provided with lawn enclosed with fencing and there is ample space for erection of garden room/office space.

## Council Tax

Sefton Tax Band C

## Tenure

Leasehold for 999 years from 26 August 1932

## Mobile Phone Signal

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

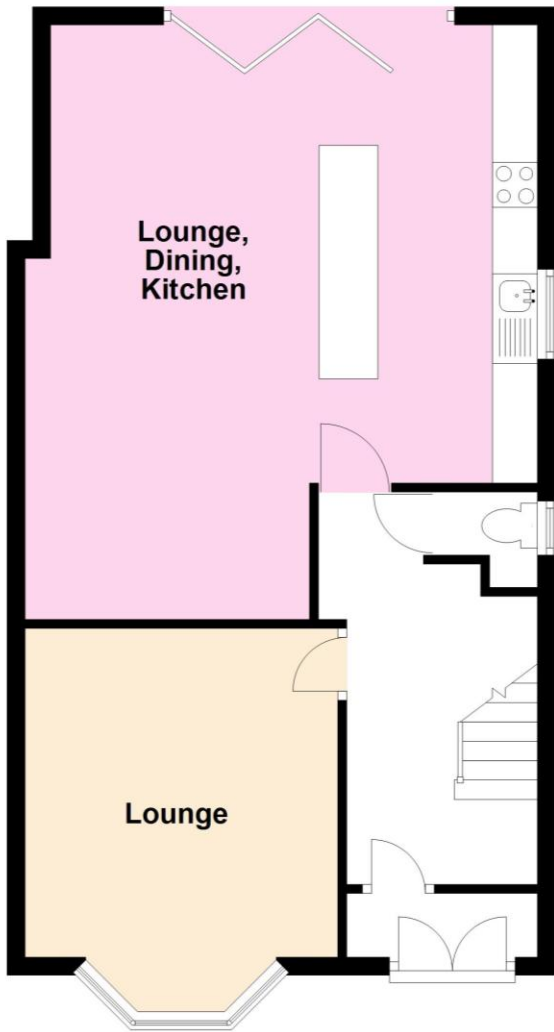
## Broadband

Check the availability by clicking this link:

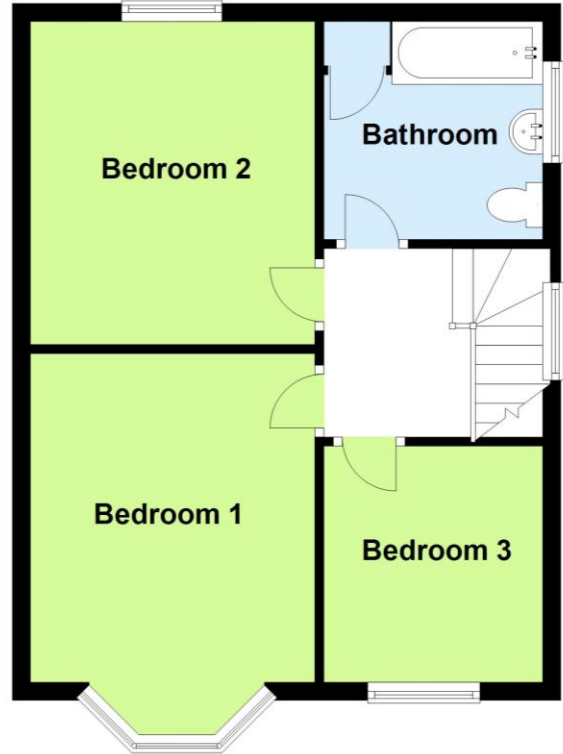
<https://labs.thinkbroadband.com/local/index.php>



### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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