Chris Tinsley




# 224 Balmoral Drive
# Churchtown, PR9 8QA £275,000
# 'Subject to Contract'

This stunning detached three-bedroom family home, set on the sought-after Elan Homes development forming part of 'Balmoral Gardens' near Churchtown, boasts a prime position fronting Balmoral Drive. Offering off-road parking for multiple vehicles via a hard-surface driveway, it also benefits from an integral garage. Inside, a welcoming entrance hall leads to a generous WC and access to both the rear lounge and a bright breakfast kitchen, each featuring twin double doors opening onto the enclosed rear garden. Upstairs, a spacious landing with ample storage provides access to three bedrooms, including a master with en-suite shower room, plus a separate family bathroom. The enclosed garden, featuring lawn, patio, and fencing, offers a private retreat. Ideally situated for amenities in Churchtown and Crossens, and with excellent school access nearby, early viewing is highly recommended.

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Southport's Estate Agent

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**Entrance Hall**
The composite-style outer entrance door leads into the entrance hall, with opaque double-glazed insert. The entrance hall benefits from woodgrain-effect tiled flooring and a turned staircase leading to the first floor, with handrails, spindles, and newel post. There's a cupboard under the stairs and a door leads to…

**WC** - 2.21m x 1.83m (7'3" x 6'0")
Opaque Upvc double-glazed window, low-level WC, wash hand basin with mixer tap, tiled splashback, and woodgrain tiled flooring continues. Extractor.

**Lounge** - 4.6m x 3.56m (15'1" x 11'8" overall measurements)
Upvc double-glazed double doors lead to rear garden patio and lawn. Woodgrain-effect tiled flooring continues.

**Breakfast Kitchen** - 4.78m x 2.39m (15'8" x 7'10")
Upvc double-glazed patio doors lead to the garden at the rear. The dining area is open-plan to a modern fitted kitchen, which comprises a range of built-in base units (including cupboards and drawers), wall cupboards, working surfaces, and a one-and-a-half bowl sink unit with mixer tap and drainer. Appliances include an electric oven with four-ring gas hob, stainless steel splashback, and a funnel-style extractor hood above. There's an integral fridge freezer, washing machine, and plumbing for a dishwasher. Woodgrain-effect tiled flooring continues throughout with recessed spotlighting.

**Landing**
Generous landing space, with a Upvc double-glazed window to the front and a useful built-in storage cupboard with hanging space and shelving. Loft access is also available.

**Bedroom 1** - 3.3m x 2.97m (10'10" to the rear of wardrobes x 9'9")
Upvc double-glazed window and built-in wardrobes with mirrored sliding frontage. A separate door leads to…

**En Suite Shower Room/WC** - 1.4m x 2.97m (4'7" x 9'9")
Opaque Upvc double-glazed window. It includes a three-piece modern white suite: low-level WC, wash hand basin with mixer tap, and a recessed step-in shower enclosure with a folding glazed door and plumbed-in shower. Midway wall tiling, woodgrain-effect tiled flooring, recessed spotlighting, and extractor are present.

**Bedroom 2** - 2.95m x 3m (9'8" x 9'10")
Upvc double-glazed window.

**Bedroom 3** - 2.49m x 2.95m (8'2" x 9'8")
Upvc double-glazed window.

**Bathroom/WC** - 1.68m x 2.08m (5'6" x 6'10")
Upvc double-glazed window. It features a three-piece modern white suite: low-level WC, wash hand basin with mixer tap, and panel bath with glazed shower screen, mixer tap, and plumbed-in shower. Midway wall tiling, ladder-style chrome heated towel rail, recessed spotlighting, woodgrain-effect tiled flooring, and extractor complete the space.

**Outside**
The property benefits from gardens to both front and rear. Off-road parking on a tarmac driveway accommodates numerous vehicles and leads to an adjoining garage (approx. 16 foot 2 by 8 foot 2), housing an "Ideal" combination-style boiler system, with electric lights and power supply. The enclosed rear garden is accessed via a secure side passage and includes lawn, patio, and fencing.

**Council Tax**
We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.

**Tenure**
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.

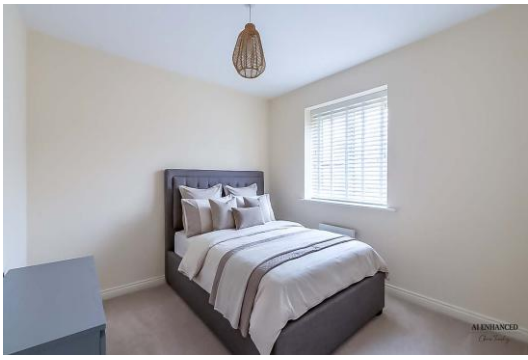






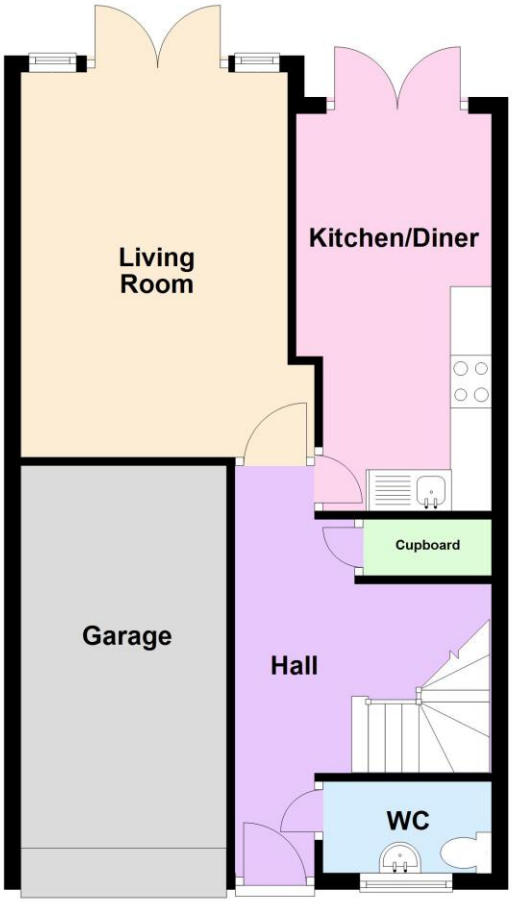






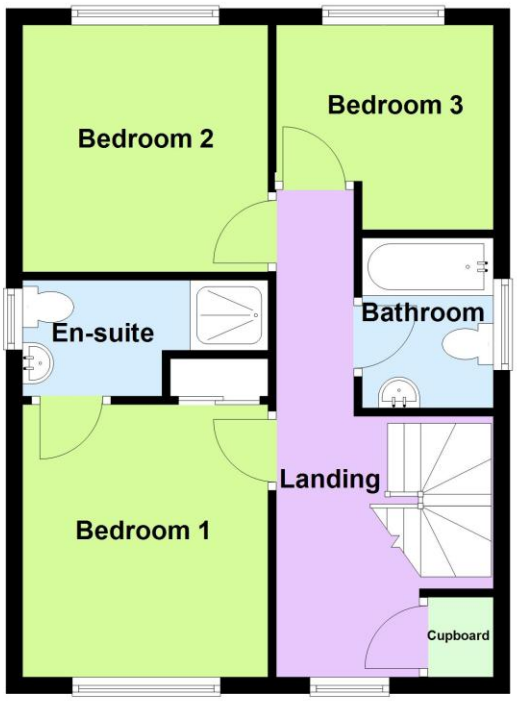
## Ground Floor

Approx. 54.4 sq. metres (585.3 sq. feet)

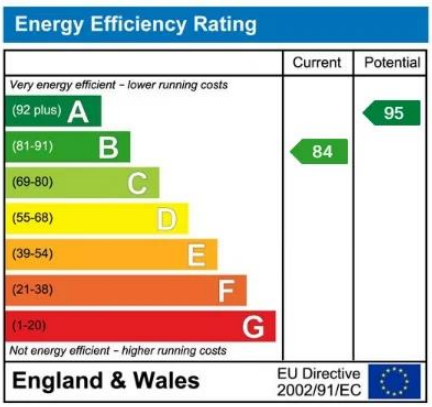



## First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)
(excluding Cupboard)




Total area: approx. 98.7 sq. metres (1062.6 sq. feet)










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