



**1 Balmoral Drive, Churchtown,  
Southport, PR9 8QB  
£179,950 Subject to Contract**

This semi detached house is situated in a popular and established location convenient for nearby Primary and Secondary schools, local facilities at Churchtown Village including a number of speciality shops, restaurants and wine bars. The centrally heated and double glazed accommodation is in need of modernisation and offers excellent potential. This accommodation briefly includes, entrance hall, lounge, rear lounge/ dining room, kitchen, with three bedrooms and a bathroom to the first floor. Established gardens to the front and rear, off road car parking.

### Enclosed Vestibule

Double glazed double outer door. Tiled floor. Inner to...

### Entrance Hall

Stairs to the first floor. Cupboard below housing a 'Worcester' gas central heating boiler.

**Lounge** - 4.09m x 3.66m (13'5" into bay x 12'0" into recess)

Double glazed bay window.

**Rear Lounge/ Dining Room** - 3.96m x 3.35m (13'0" x 11'0")

Double glazed patio door and side screen to the rear garden.

**Kitchen** - 4.27m x 1.93m (14'0" x 6'4")

Double glazed windows to the side and rear, sink unit, base units, wall cupboards and working surfaces. Door to the rear garden.

### First Floor Landing

**Bedroom 1** - 4.29m x 2.82m (14'1" into bay x 9'3" to chimney breast)

A range of built in fitments, double glazed window.

**Bedroom 2** - 3.94m x 2.79m (12'11" x 9'2" to chimney breast)

A range of built in fitments, double glazed window.

**Bedroom 3** - 2.46m x 2.36m (8'1" x 7'9")

Double glazed window.

**Bathroom** - 2.77m x 2.36m (9'1" x 7'9")

Upvc double glazed windows to the side and rear, panelled bath, pedestal wash hand basin, low level WC, step in shower enclosure.

### Outside

Established gardens to both the front and rear, off road parking, useful brick outbuilding.

### Note

Please note the property was unoccupied at the time of inspection and we cannot confirm that any of the appliances are in working order.

### Council Tax

Sefton MBC band C.

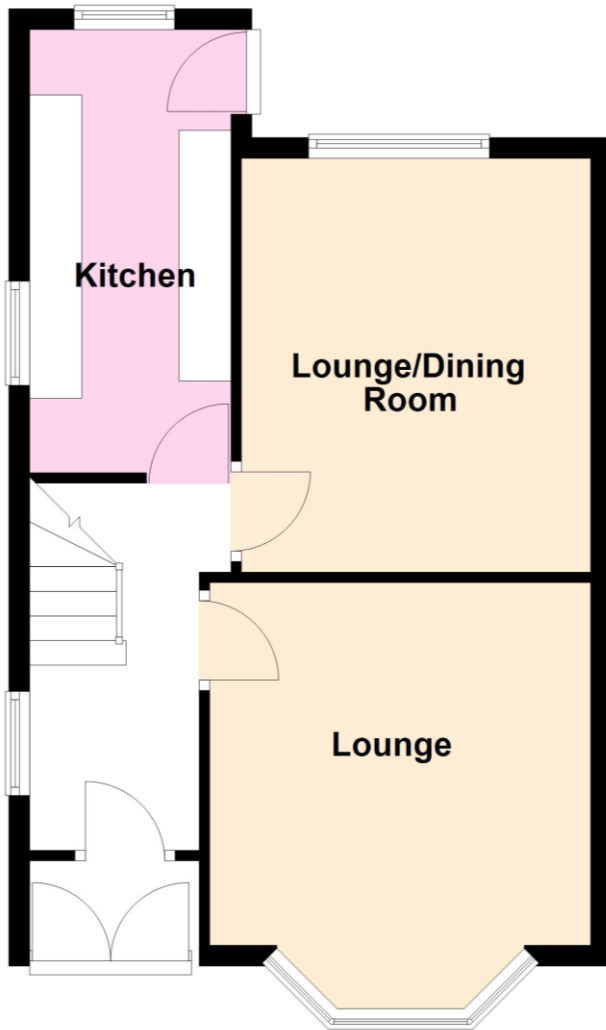
### Tenure

To be confirmed

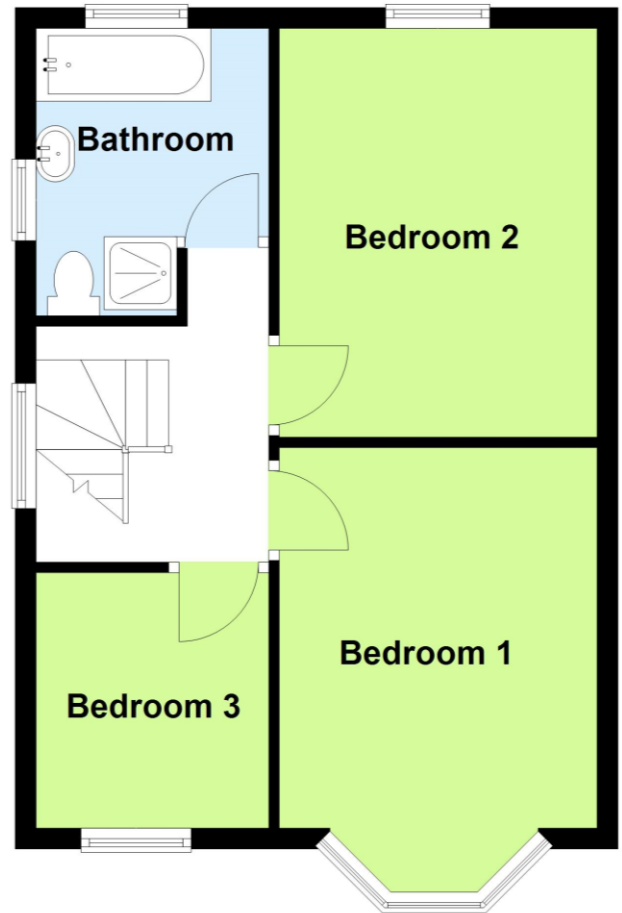




## Ground Floor



## First Floor



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.