



## Blundells Lane, Churchtown, Southport PR9 7NP

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this deceptively spacious, double fronted detached dormer bungalow, offering open aspects to front in a highly sought after area of Churchtown.

The property offers very well presented, attractively proportioned accommodation briefly comprising Entrance Vestibule, Hall, Front Living Room, Rear Dining Room with Conservatory off, Fitted Kitchen, Bedroom 1 and Bathroom to the ground floor with a loft conversion providing a further two Bedrooms. Gas central heating and upvc double glazing are installed.

Outside, there are low maintenance gardens to the front and rear of the property, the front incorporating a block paved carriage driveway leading to a double Garage with Games/Snooker Room beyond. The landscaped rear garden being enclosed with shaped synthetic lawn, coy pond and raised patio.

Blundells Lane forms part of a sought after residential area adjacent to the Botanic Gardens and within close proximity to the many amenities of Churchtown Village. In addition there are public transport facilities leading to the town centre on Bankfield Lane.



**Price: £399,950 Subject to Contract**

**Ground Floor:**

**Entrance Vestibule:**

**Hall**

- Living Room** - 5.61m x 3.66m (18'5" x 12'0")
- Dining Room** - 4.39m x 3.63m (14'5" x 11'11")
- Conservatory** - 3.58m x 3.3m (11'9" x 10'10")
- Kitchen/Breakfast Room** - 4.62m x 3.66m (15'2" x 12'0")
- Bedroom 1** - 4.24m x 3.66m (13'11" x 12'0")
- Bathroom** - 2.74m x 1.98m (9'0" x 6'6")

**First Floor:**

- Bedroom 2** - 4.24m x 3.35m (13'11" x 11'0")
- Bedroom 3** - 5.03m x 2.49m (16'6" x 8'2")

**Outside:**

There are low maintenance gardens to the front and rear of the property, the front incorporating a block paved carriage driveway leading to a double Garage measuring 6.24m (20'6") x 5.60m (18'4") with Games/Snooker Room measuring (23'9") x 5.60m (18'4") beyond. The landscaped rear garden is enclosed with shaped synthetic lawn, coy pond and raised patio.

**Council Tax:**

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

**Tenure:**

Leasehold for a residue term of 999 years from 1st November 1962 with a fixed annual ground rent of £1

**NB:**

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

© 2026 All Rights Reserved



Total area: approx. 207.6 sq. metres (2236.2 sq. feet)



First Floor  
Approx. 28.8 sq. metres (311.2 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	58	63
(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.