



**90 Radnor Drive
Churchtown, PR9 9RS £350,000
'Subject to Contract'**

Character detached bungalows as unique and immaculate as this are very rare to market! The well presented accommodation comprises a generous reception hallway with turned stairs leading to the first floor and a number of loft rooms including a second bathroom with WC. The deceptive ground floor comprises a master bedroom, lounge/second bedroom, generous living room to rear and dining kitchen, both leading to rear garden. The gardens are an undoubted feature and very well established to front and rear. Off road parking is also available for several vehicles. The property is convenient for local facilities located at nearby Fylde Road including Doctors Surgeries & Pharmacy and the vibrant facilities of Churchtown Village being just a short stroll away. Early viewing is definitely advised.

Enclosed Side Entrance Vestibule

Double outer doors, tiled flooring and composite style inner door with double glazed stained and leaded insert leading to....

Entrance Hall

Generous in size with midway wall moulding, dado rail, wall light points and fixed turned staircase to first floor with handrail, spindles and newel post, under stairs storage cupboard and glazed inner door leading to...

Lounge - 4.09m x 3.63m (13'5" into bay x 11'11")

Upvc double glazed bay window to front and two Upvc double glazed stained and leaded light windows to side. Electric fire with marble interior, hearth and resin style surround, picture rail with ceiling moulding to ceiling rose.

Bedroom 1 - 4.04m x 2.9m (13'3" x 9'6" to front of wardrobes)

Upvc double glazed window to front with two Upvc double glazed stained and leaded light windows to side. Two fitted/ built in cupboards full length with hanging space and shelving, picture rail.

Bathroom/ WC - 2.51m x 2.59m (8'3" into recess x 8'6")

Opaque Upvc double glazed side window with four piece white suite comprising of low level WC, pedestal wash hand basin with mixer tap, tiled splashback, bidet and body jet style panelled bath with mixer tap and telephone style shower attachment. Midway wall panelling and dado rail. Built in linen cupboard and recessed spotlighting.

Living Room - 5.23m x 3.45m (17'2" x 11'4" into recess)

Upvc double glazed bay window overlooks gardens with separate Upvc double glazed single patio door providing access to rear. Living flame gas fire with tiled interior, marble hearth and wooden surround. Picture rail, ceiling moulding and 2 ceiling roses.

Dining Kitchen - 5.21m x 3.66m (17'1" x 12'0")

Upvc double glazed double doors with two side window leading to gardens at the rear. A range of base units include cupboards and drawers with wall cupboards and working surfaces including 'Belfast' inset single bowl sink unit with mixer tap. Wall and glazed china cupboards, useful inset wicker storage baskets. Appliances which include dishwasher, washing machine and oven with four ring ceramic style hob and space for free standing fridge freezer. Part wall tiling and woodgrain laminate style flooring and spotlighting.

First Floor Landing - 5.56m x 2.31m (18'3" x 7'7" including areas of reduced head height)

Upvc double glazed window to side, wall moulding, dado rail, spotlighting and door leads to....

Loft Room 1 - 3.33m x 2.87m (10'11" x 9'5" including areas of reduced head height)

Facrow double glazed skylight to roof pitch, fitted storage and spotlighting.

Loft Room 2 - 3.25m x 2.97m (10'8" x 9'9" including areas of reduced head height)

Facrow double glazed skylight to roof pitch, fitted storage and spotlighting.

Shower Room - 1.57m x 3.81m (5'2" overall x 12'6" into shower recess)

Upvc double glazed window with four piece suite comprising of low level WC, pedestal wash hand basin, bidet and step in shower enclosure with 'Triton' electric shower, part wall tiling, spotlighting.

Outside

The property occupies an established and mature plot well stocked with a variety of plants, shrubs and trees and in the opinion of the estate agent being a definite feature. Wrought iron gate opens on to a front driveway which provides off road parking for several vehicles and timber double gates providing side entrance access leading to rear. The rear garden is arranged with Indian stone patio, garden pergola and laid to lawn with a garden shed and summer house, not directly overlooked with security lighting and external water tap.

Council Tax

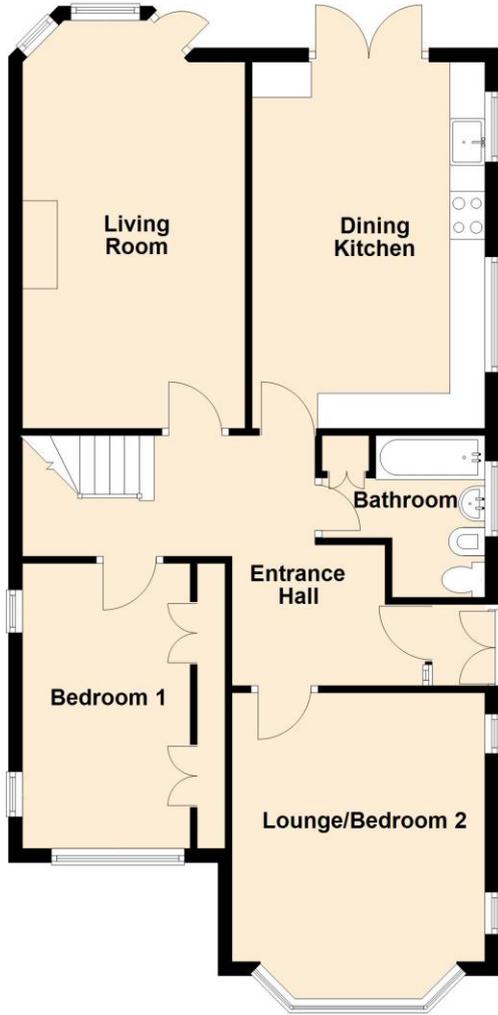
Sefton MBC band D

Tenure

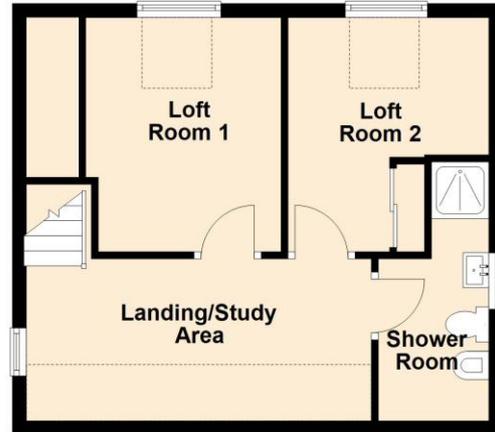
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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