



Merlewood Avenue, Churchtown, Southport PR9 7NS

An early inspection is highly recommended of this very well presented, semi detached family home, located in a particularly sought after residential area of Churchtown and offered for sale with no onward chain.

Installed with gas central heating and double glazing, the well planned accommodation briefly comprises: Hall, WC, Living Room, Lounge /Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom on the first floor. A fourth Bedroom forms part of a loft conversion.

Outside, there are mature gardens to front and rear, the front incorporating driveway for off road parking with twin timber gates giving access to the garage. The rear garden is arranged with paved patio and shaped lawn.

The property occupies a particularly convenient location adjacent to the many amenities of Churchtown Village. There are public transport facilities to the town centre, a number of local schools, and Botanic Gardens is readily accessible.

Price: £289,950 Subject to Contract

Ground Floor:

Hall

Living Room - 3.78m x 3.18m (12'5" x 10'5")

Lounge-Dining Room - 5.89m overall x 5.08m overall (19'4" x 16'8")

Kitchen - 3.94m x 2.57m (12'11" x 8'5")

WC

First Floor:

Landing

Bedroom 1 - 3.45m x 3.18m (11'4" x 10'5")

Bedroom 2 - 3.18m x 3m overall (10'5" x 9'10")

Bedroom 3 - 2.84m x 1.8m (9'4" x 5'11")

Bathroom - 2.06m x 1.8m (6'9" x 5'11")

Loft Conversion:

Bedroom 4 - 3.56m x 3.02m (11'8" x 9'11")

Outside:

There are mature gardens to front and rear, the front incorporating driveway for off road parking with twin timber gates giving access to the garage. The rear garden is arranged with paved patio and shaped lawn.

Council Tax:

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

Tenure:

Freehold

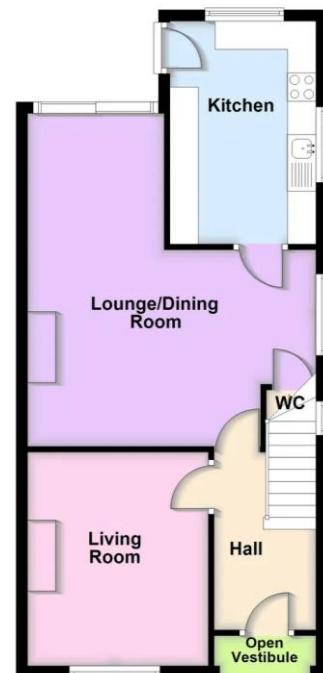
NB:

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

© 2025 All Rights Reserved



Ground Floor
Approx. 53.8 sq. metres (578.6 sq. feet)



First Floor
Approx. 37.3 sq. metres (401.8 sq. feet)



Second Floor
Approx. 10.5 sq. metres (112.6 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	73
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC