



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(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.