



**23 Beresford Drive, Churchtown,
Southport, PR9 7JY
Offers In The Region Of £295,000
Subject to Contract**

This semi detached family house is situated in a popular and sought after residential location convenient for the nearby facilities at Churchtown Village which include a number of speciality shops, restaurants, wine bars, the Botanic Gardens and together with popular local schools. The centrally heated and double glazed accommodation would benefit from modernisation but offers excellent potential this briefly includes; entrance hall with shower room, lounge, rear lounge/ dining room, dining kitchen with 3 bedrooms, a bathroom and WC to the first floor. The extensive rear garden is a feature of the property, there is off road parking and garage.

Enclosed Entrance Vestibule

Part glazed double outer doors, tiled floor. Upvc double glazed inner door leading to...

Reception Hall

Turn staircase to the first floor having handrail, spindles and newel post. Space panelled walls, plate rail.

Inner Hall

Shower Room/ WC - 1.52m x 1.68m (5'0" x 5'6" overall measurements)

Upvc double glazed side window, pedestal wash hand basin, low level WC, shower enclosure with 'Mira' shower. Part wall tiling.

Front Lounge - 4.44m x 4.29m (14'7" into bay x 14'1" into recess)

Upvc double glazed bay window overlooking front garden. Tiled fireplace with display recess to chimney breast, wall light points.

Rear Lounge/ Dining Room - 3.61m x 4.04m (11'10" x 13'3")

Upvc double glazed door and window leading to the rear garden. Living flame gas fire and attractive surround. Picture rail.

Dining Kitchen - 5.46m x 2.84m (17'11" overall measurements x 9'4")

Upvc double glazed windows overlooking the side and rear of the property. Upvc double glazed door to the side. Dining area, kitchen including a number of base units with cupboards and drawers, wall cupboards, glazed china cupboards, working surfaces. One and half bowl sink unit with mixer tap and drainer. Plumbing for washing machine recess for cooker and space for free standing fridge freezer.

First Floor Landing

Upvc double glazed window to side.

Bedroom 1 - 4.67m x 4.09m (15'4" into bay x 13'5")

Upvc double glazed bay window.

Bedroom 2 - 3.61m x 4.01m (11'10" x 13'2" to rear of wardrobes)

Upvc double glazed window overlooking the rear garden, fitted wardrobes and dressing table.

Bedroom 3 - 2.39m x 2.82m (7'10" x 9'3")

Upvc double glazed bay window.

Bathroom - 2.84m x 1.68m (9'4" x 5'6")

Upvc double glazed window, vanity wash hand basin, twin grip panelled bath, cupboard housing gas fired central heating boiler. Hot water cylinder.

WC - 1.68m x 0.81m (5'6" x 2'8")

Low level WC, Upvc double glazed window.

Outside

Established gardens adjoin the property to both the front and rear, the front garden provides off road parking for a number of vehicles and leads to a garage at the rear. The extensive rear garden has patio, lawn and borders stocked with a variety of plants and shrubs.

Note

Property was vacant at the time of inspection and we cannot guarantee the appliances are in working order.

Council Tax

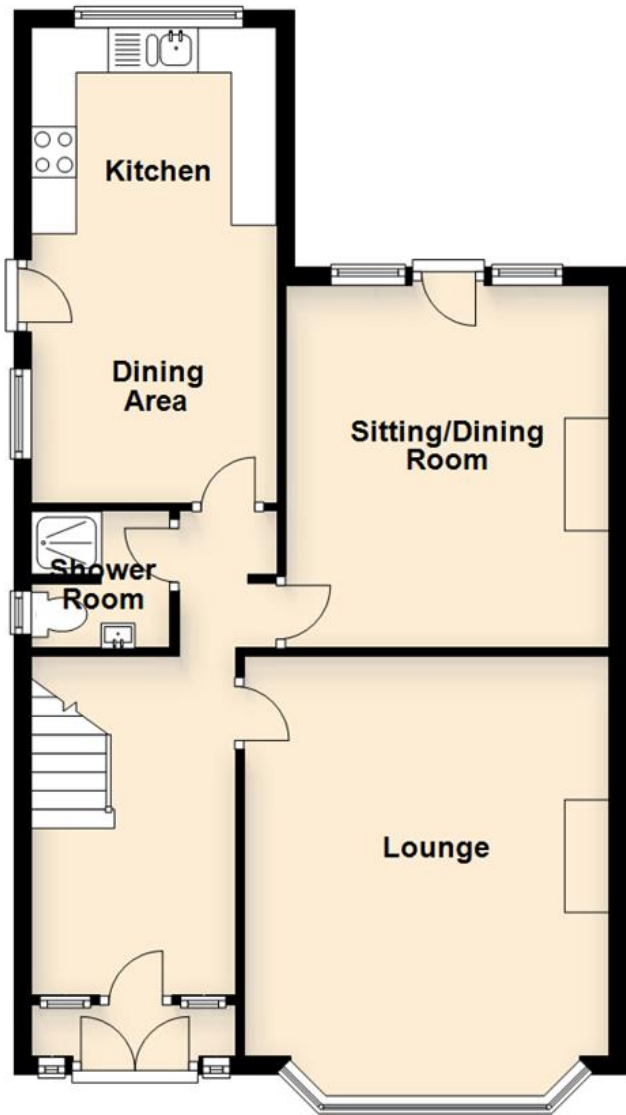
Sefton MBC band D.

Tenure

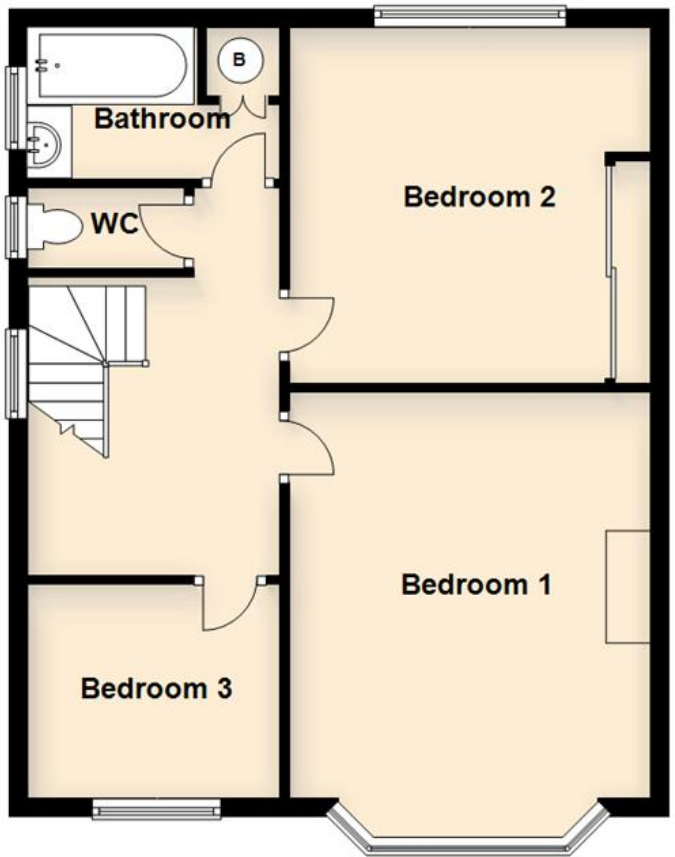
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.