



**278 Preston New Road, Churchtown, Southport, PR9 8NX.
£229,995**

Subject to contract

Early viewings are recommended. This semi-detached true bungalow is situated in a popular and established location with a passing bus service providing access to the nearby facilities at Churchtown Village and leading to the main facilities at the Southport Town Centre. The centrally heated and double-glazed accommodation very briefly includes; Entrance Vestibule, Entrance Hall, Front Lounge, Kitchen, there are two double Bedrooms and a Bathroom and WC. The bungalow stands in established gardens to both the front and rear. There is off-road parking for a number of vehicles and a Garage. NO CHAIN DELAY.

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Southport's Estate Agent

Entrance Vestibule

Double-glazed outer door, tiled floor, figure-glazed inner door to...

Entrance Hall

Woodgrain laminate flooring, useful cloaks cupboard, loft hatch.

Front Lounge - 4.27m x 3.51m (14'0" x 11'6")

Double-glazed window overlooking the front garden, living flame gas fire (currently not in use) and attractive surround, wall light points.

Dining/Kitchen - 2.39m x 3.45m (7'10" x 11'4")

Double-glazed side window and side door, single drainer, one and a half bowl stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards, working surfaces. Fully tiled walls. Four-ring gas hob with cooker hood above and electric oven below, plumbing for washing machine.

Rear Bedroom 1 - 3.94m x 3m to front of a range of wardrobes (12'11" x 9'10" to front of wardrobes)

A range of built in wardrobes to one wall. UPVC double-glazed window.

Bedroom 2/Dining Room - 3.3m x 3.66m (10'10" x 12'0")

Double-glazed patio doors and side screen leading to the rear garden.

Bathroom - 2.69m x 2.08m (8'10" x 6'10")

Coloured suite including twin grip panelled bath with shower screen and thermostatic shower (currently not in use), pedestal wash hand basin, low level WC. Fully tiled walls. Airing/boiler cupboard housing 'Vaillant' gas central heating boiler.

Outside

Established gardens to both the front and rear; the front garden having a range of mature shrubs, loose stone areas, paved driveway provides off-road parking for several vehicles, and leading to an integral Garage, measuring 15'9" x 8'10" having up and over door, and being installed with electric light and power supply. The attractive rear garden is provided with established shrubs, trees, shaped lawn with ornamental inset flower bed. Paved patio.

Council Tax

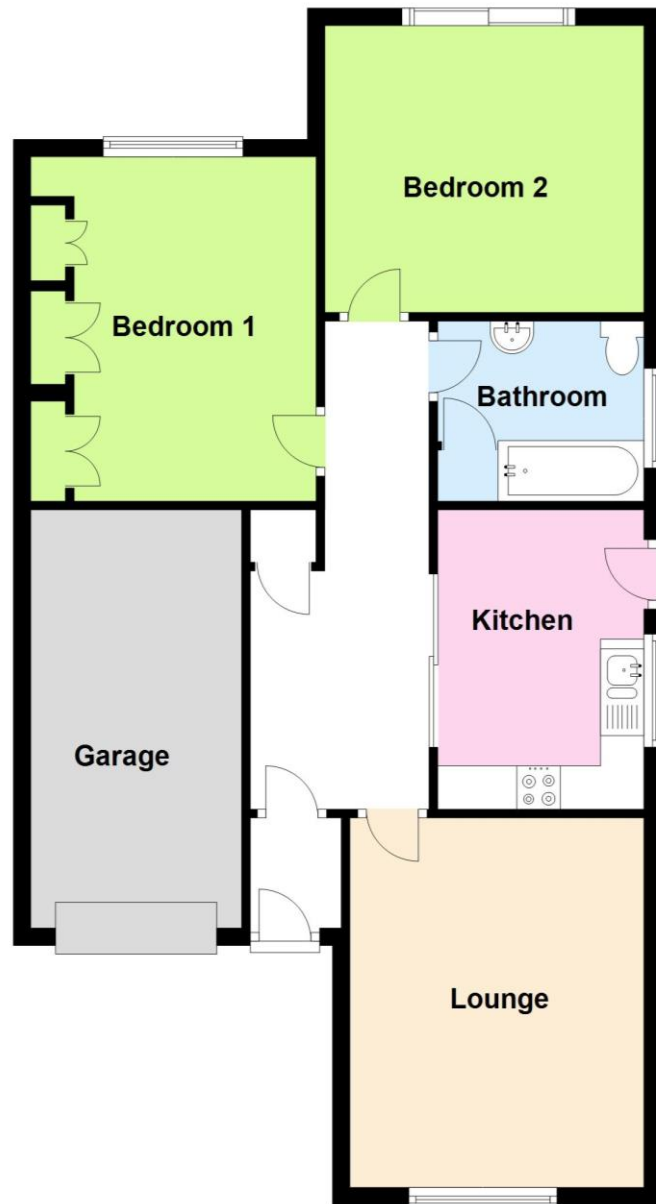
Sefton MBC Band C.

Tenure

Freehold.



Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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