



**50 Cleveleys Road, Churchtown  
Southport, PR9 9SP.  
£210,000 Subject to Contract**

This semi-detached house is offered for sale with **no chain delay**. The centrally heated and double-glazed accommodation is in need of modernisation and offers prospective buyers a fabulous opportunity to create their own home. The accommodation briefly includes; Enclosed Vestibule, Entrance Hall, Front and Rear Lounges, Kitchen, Utility Room, three Bedrooms and a Bathrooms to the First Floor. Established gardens adjoin the property to both the front and rear. The property is situated in a popular and established residential location convenient for nearby Primary and Secondary Schools, together with the amenities, park and shops at Churchtown Village.

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*Southport's Estate Agent*

## Enclosed Vestibule

UPVC part double-glazed outer doors. Tiled floor.

## Entrance Hall

Inner door with circular glazed insert, space panelled walls and plate rail. Panelled staircase to First Floor. Built-in hall cupboard.

## Front Lounge - 4.27m into bay x 3.48m (14'0" into bay x 11'5")

UPVC double-glazed bay window. Gas fire and surround.

## Rear Lounge/Dining Room - 3.61m x 3.18m (11'10" x 10'5")

Gas fire and surround, UPVC double-glazed window overlooking the rear garden.

## Kitchen - 2.44m x 2.39m (8'0" x 7'10")

UPVC double-glazed side window with single drainer stainless steel sink unit with cupboard below. Base units, wall cupboards and working surfaces. Plumbing for washing machine. Gas cooker point. Door to under stairs pantry cupboard.

## Rear Hall

UPVC double-glazed window and UPVC door to outside.

## Utility Room - 1.85m x 2.57m (6'1" x 8'5")

UPVC double-glazed window.

## First Floor Landing

## Bedroom 1 - 4.5m into bay x 3.23m (14'9" into bay x 10'7")

UPVC double-glazed bay window.

**Bedroom 2** - 3.66m x 2.79m to chimney breast, ext. to 3.2m into recess (12'0" x 9'2" to chimney breast, ext. to 10'5" into recess)  
Built-in wardrobes to chimney recess. UPVC double-glazed window.

## Bedroom 3 - 2.44m x 2.39m (8'0" x 7'10")

UPVC double-glazed window.

## Bathroom - 2.44m x 2.44m (8'0" x 8'0")

Pedestal wash hand basin, low level WC, panelled bath with mixer tap and shower attachment. Half-tiled walls. Cupboard housing 'Glow-worm' gas central heating boiler. UPVC double-glazed window.

## Outside

There are gardens to both the front and rear of the property, there is off-road parking to the front and an extensive garden to the rear.

## Tenure

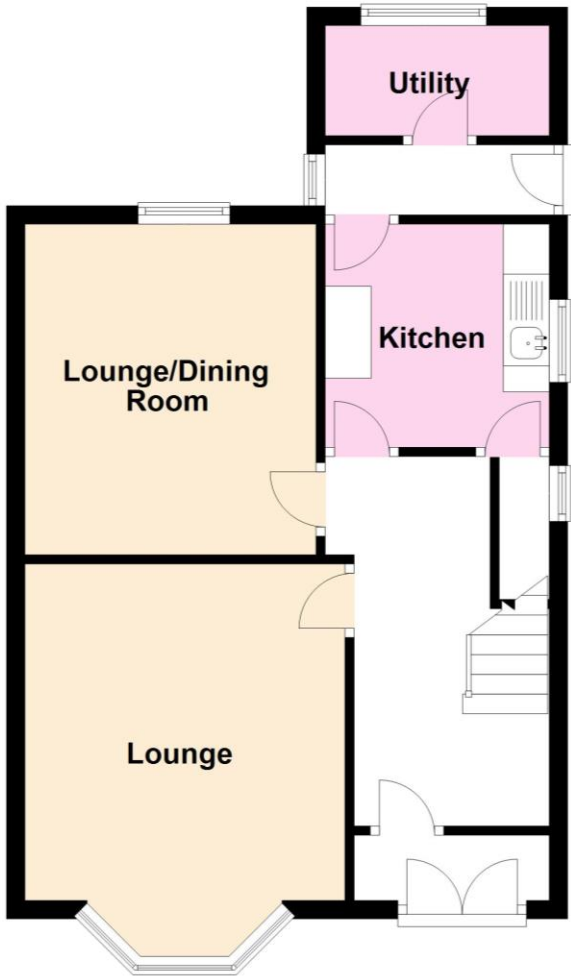
Leasehold with a remaining lease term of 999 years from 27/07/1932. We believe that the Leasehold title is unregistered, to be confirmed.

## Council Tax

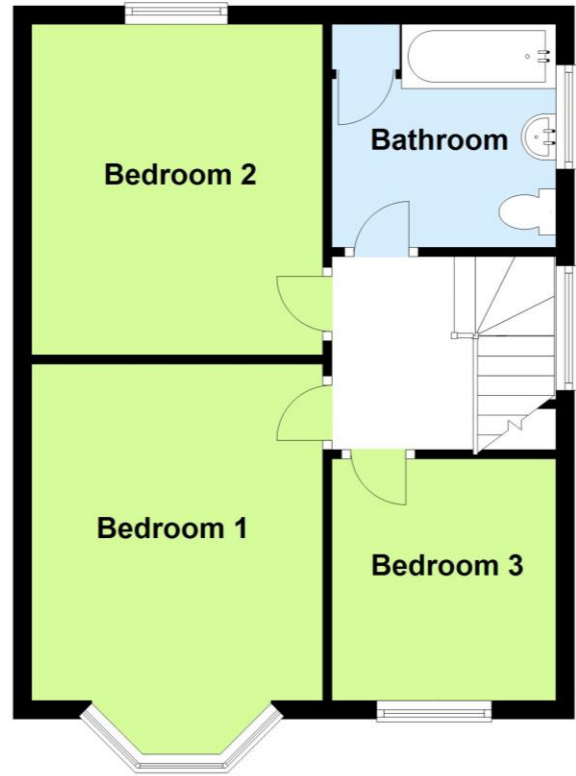
Sefton MBC Band C.



## Ground Floor



## First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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