



210 Preston New Road, Churchtown, Southport, PR9 8NY
£295,000

Subject to Contract

An early inspection is highly recommended to appreciate the accommodation offered by this newly refurbished and improved semi detached true bungalow. The bungalow is situated in a established and popular residential location with passing bus services and the facilities of Churchtown Village are just a short distance away. Centrally heated and double glazed, the tastefully decorated and well appointed accommodation includes, entrance hall, lounge, living dining kitchen with modern fitments and leading to the rear garden, two double bedrooms, a shower room and separate Wc. The gardens are an undoubted feature of the property having several decked and patio sitting areas, lawn and established borders. The garage is also been converted at the rear into an excellent garden room/ home office.

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Southport's Estate Agent

Side Entrance

Arched, open vestibule, tiled floor and matwell.

Entrance Hall

'Quickstep' woodgrain flooring and oak internal doors.

Lounge - 4.44m x 3.66m (14'7" into bay x 12'0")

Upvc double glazed bay window with leaded and bevelled glazed transoms. Woodgrain laminate flooring, electric coal effect fire with attractive surround. Feature arched, stained glassed and leaded side window.

Dining Kitchen - 6.65m x 3.66m (21'10" x 12'0")

Single drainer stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards and woodgrain working surfaces. Recess for cooker with cooker hood above. Midway wall tiling. Electric stove effect fire and attractive surround Upvc double glazed double doors leading to the rear garden. Upvc double glazed window and 'Quickstep' woodgrain laminate flooring.

Bedroom 1 - 4.37m x 3.12m (14'4" x 10'3" to front of wardrobes)

Built in wardrobes to one wall, woodgrain laminate flooring. Upvc double glazed window.

Bedroom 2 - 3.66m x 3.05m (12'0" x 10'0")

Upvc double glazed window with leaded and bevelled glazed transoms.

Shower Room - 1.78m x 1.85m (5'10" x 6'1")

Upvc double glazed window, half tiled walls. Corner entry shower enclosure with thermostatic shower, vanity wash hand basin with mixer tap, low level Wc. Chrome towel rail/ radiator.

WC - 1.57m x 0.89m (5'2" x 2'11")

Half tiled walls, low level Wc, extractor and Upvc double glazed window.

Cloakroom/ Utility Room - 1.78m x 1.02m (5'10" x 3'4")

Plumbing for washing machine, 'Intergas' central heating boiler. Upvc double glazed window.

Outside

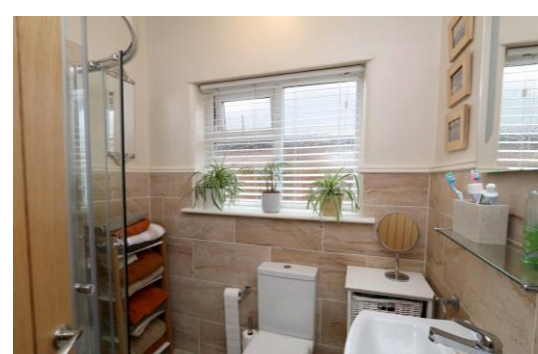
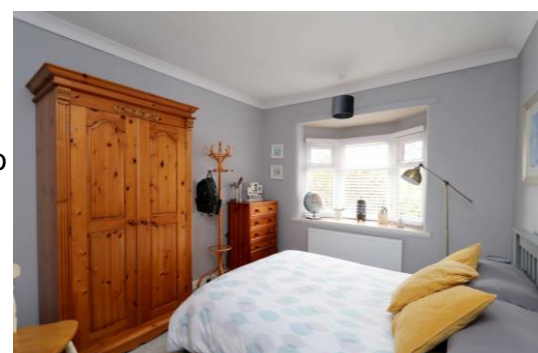
The gardens are a particular feature of the property, with the very attractive rear garden planned with an ornamental deck, large paved patio with sleeper edged planters, second deck leading to the lawned rear garden with borders stocked with a variety of plants and shrubs, raised and edged loose stone area with inset planting and pergola covered seating area. Summerhouse. The garage has been converted into a garden room/ home office working area and measures 9' x 13'5" with Upvc double glazed windows and laminate flooring. There is a storage area at the front of the garage with electric light and power supply. A driveway provides off road parking for several vehicles.

Council Tax

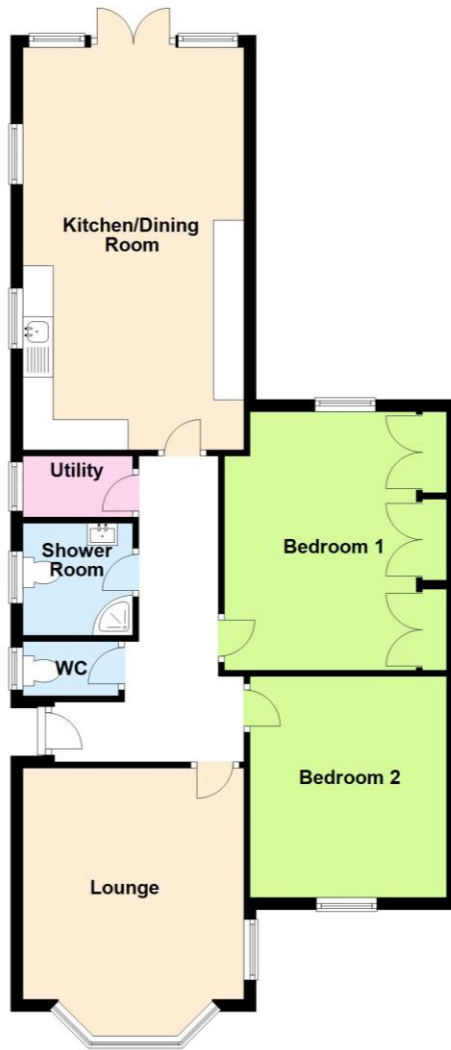
Sefton MBC band D

Tenure -

Freehold



Ground Floor



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



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