



**37 Montrose Drive
Churchtown, PR9 7JA, £270,000
'Subject to Contract'**

With current availability for property in Churchtown being very limited we anticipate this exceptional family house will not be on the market long!

Modernised & very much improved throughout the generous living accommodation comprises; Entrance Hall, Front Lounge, and open-plan Kitchen/Dining Room to rear, perfect for entertaining. To the first floor there are Three Bedrooms and modern style Family Bathroom with separate WC. The gardens are very well established, ideal for families and children alike with off-road parking to front and private rear garden, well screened and not directly overlooked. Montrose Drive is positioned perfectly for a wide range of facilities, including Doctors Surgeries, Supermarket's and access to the Historic Village of Churchtown. There are also a number of Primary & Secondary Schools in the vicinity together with A565 commuter link access and the picturesque Marshside Nature Reserve!

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Hall

Upvc double glazed entrance door leading to entrance hall. Stairs provide access to the first floor with handrail and newel post. Original polished wooden floorboards, picture rail and two useful cupboards to understairs. Door to....

Lounge - 4.27m x 3.18m (14'0" x 10'5")

Upvc double glazed window, coal effect electric fire with Granite interior, hearth and wooden surround. Wall light points and picture rail.

Dining Room - 3.91m x 3.15m (12'10" x 10'4" into recess)

Upvc double glazed door and window to rear garden. 'Karndean' flooring through open plan dining area leading to....

Kitchen - 6.32m x 2.03m (20'9" x 6'8" overall measurements)

Upvc double glazed door and windows to rear garden. A modern style kitchen including a number of shaker style base units complete with cupboards and drawers. Wall cupboards with under unit lighting and working surfaces including complimentary splashbacks and one and a half bowl sink unit. Appliances include; 'Bosch' double fan assisted oven, four ring induction style hob with canopy style extractor hood over, slimline dishwasher, space for washing machine and space for free standing fridge freezer. 'Karndean' flooring continues with feature recess plinth recess lighting and separate recess spot lighting to ceiling.

Landing

Upvc double glazed side window and loft access.

Bedroom 1 - 4.47m x 3.18m (14'8" x 10'5" to rear of wardrobe)

Upvc double glazed window to front. Picture rail.

Bedroom 2 - 3.91m x 2.69m (12'10" x 8'10" to front of wardrobes)

Upvc double glazed window overlooking rear of property. Fitted wardrobes with overhead storage cupboards. Picture rail.

Bedroom 3 - 2.36m x 1.8m (7'9" x 5'11")

Upvc double glazed window to rear, overhead storage cupboards.

Bathroom - 2.26m x 1.78m (7'5" x 5'10")

Opaque Upvc double glazed window. Three piece modern suite comprising of panelled bath with tiled surround, wash hand basin and corner step-in shower enclosure with plumbed-in shower. Wall mounted ladder style chrome heated towel rail. Cupboard houses 'Worcester' combination style central heating boiler system. Tiled walls and extractor.

Outside

Established and mature gardens with block paved driveway access to front providing off road parking. Shaped lawn with well stocked borders. Secure side gated access leads to rear. The generous sized rear garden comprises of laid-to lawn and established borders, plants, shrubs and trees. Well screened with security lighting and timber garden shed.

Tenure

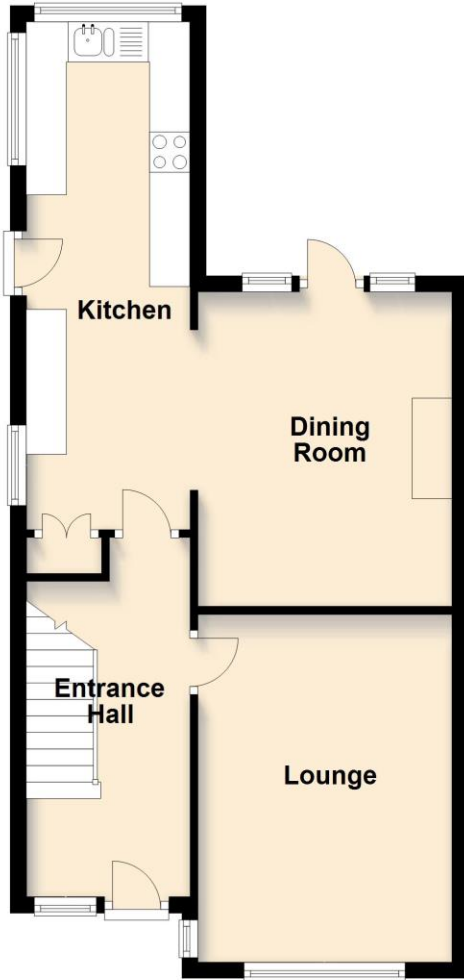
We confirm that the current owners have purchased the Freehold Title.

Council Tax

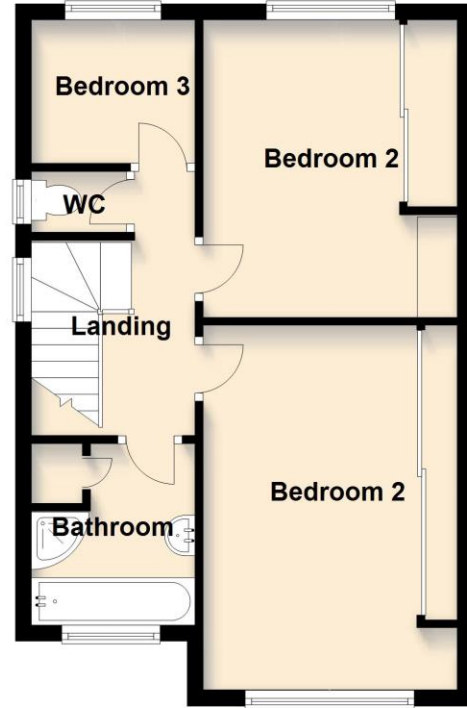
Sefton MBC band C



Ground Floor



First Floor



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



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.