



## **9 Farm Close, Churchtown, Southport, PR9 7QB**

**£375,000**

**Subject to Contract**

An early viewing is recommended to appreciate the accommodation offered by this detached family house, installed with gas fired central heating and extensive Upvc double glazing. The accommodation briefly includes, entrance hall with cloakroom, lounge, dining room, conservatory, kitchen, on the first floor there are four bedrooms and a bathroom and WC. Established gardens adjoin the property to both front and rear and there is off road parking and adjoining garage. The property enjoys a very pleasant cul-de-sac location just off Moss Lane and particularly convenient for the nearby facilities of the charming Churchtown Village. Further amenities can be found at the Southport Town Centre.

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*Southport's Estate Agent*

## Entrance Hall

Composite outer door with double glazed fan lights. Stairs to the first floor with useful storage cupboard below.

## Cloakroom - 2.16m x 0.91m (7'1" x 3'0")

Wash hand basin, low level WC, part tiled walls. Circular window.

## Lounge - 5.97m x 3.73m (19'7" x 12'3")

Upvc double glazed bow bay window overlooking the front garden. Fireplace with display plinths, double, sliding, glazed doors to...

## Dining Room - 3.61m x 3.1m (11'10" x 10'2")

Double glazed patio door and side screen leading to the...

## Conservatory - 3.53m x 3.3m (11'7" x 10'10")

Upvc double glazed windows and double doors to the rear garden. Dimplex electric radiator. Tiled floor.

## Kitchen - 3.66m x 2.69m (12'0" extending to 14' overall measurement including door recess x 8'10")

Upvc double glazed window overlooking the rear garden with a single drainer, one and half bowl stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards and wine rack. Working surfaces, mid way wall tiling. Four ring ceramic hob with cooker hood above and split level one and half electric oven, integrated dishwasher, fridge and freezer. Door and side window leading to the rear garden. Recessed spot lighting.

## First Floor Landing

Upvc double glazed window and useful linen cupboard.

## Bedroom 1 - 3.81m x 2.87m (12'6" x 9'5" to front of built in fitments)

Range of built in wardrobes to one wall with overhead storage cupboards, centre dressing table. Upvc double glazed window.

## Bedroom 2 - 3.43m x 3.43m (11'3" x 11'3")

Built in wardrobes, useful storage cupboards, Upvc double glazed window.

## Bedroom 3 - 3.43m x 2.44m (11'3" x 8'0" overall measurements)

Built in wardrobes, Upvc double glazed window.

## Bedroom 4 - 2.84m x 2.44m (9'4" x 8'0" overall measurements)

Upvc double glazed window and recess built in cupboard.

## Bathroom - 2.36m x 2.46m (7'9" x 8'1")

Twin grip panelled bath, vanity wash hand basin with cupboards below, low level WC. Step in shower enclosure with thermostatic shower. Fully tiled walls, towel rail/ radiator, recessed spot lighting.

## Outside

Adjoining garage, measuring 18'10" x 8'11", with up and over door, electric light and power supply and door to the rear garden. Covered drying area, attractive gardens planned with crazy paved patio, walled flower beds stocked with a variety of established plants and shrubs. Front garden providing off road car parking lawn and ornamental tree.

## Tenure

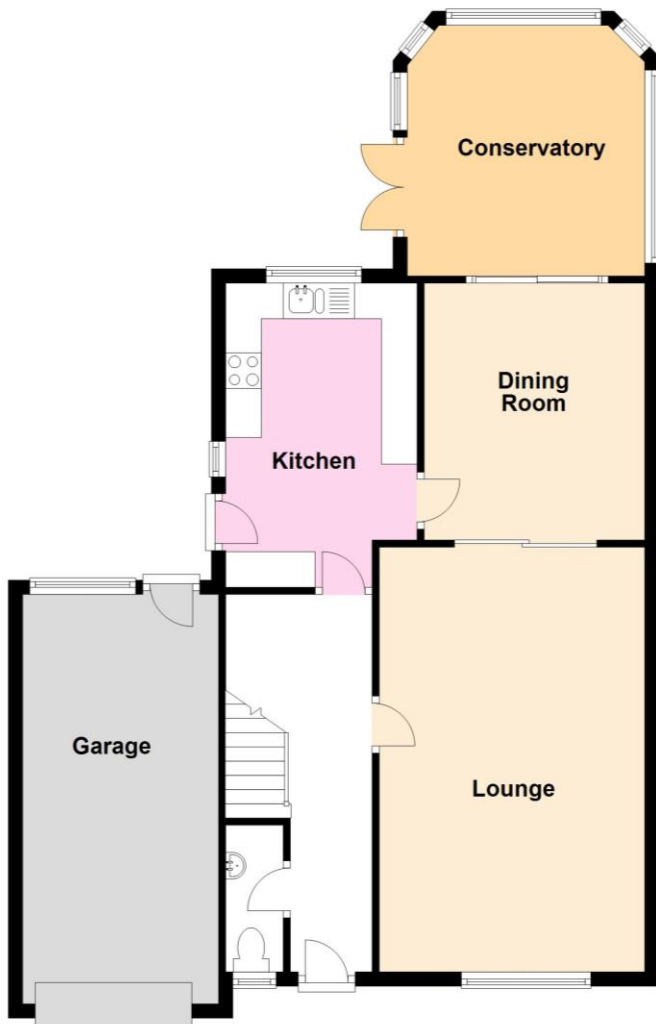
Freehold.

## Council Tax

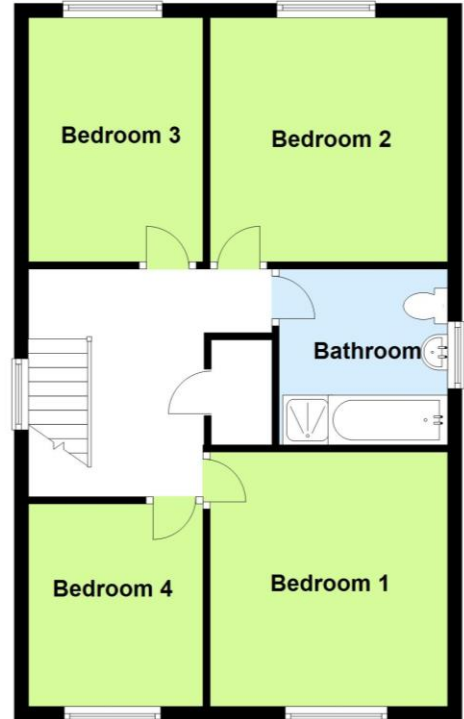
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### Ground Floor



### First Floor



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



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