




-  Imposing Detached House
-  Four Reception Rooms
-  Outstanding Gardens, Garage
-  Three Bedrooms (potentially five)
-  Backing onto Meols hall
-  Impressive Bespoke Conservatory

Price: £650,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





A rare opportunity to purchase an imposing detached house of considerable charm and character located in a highly sought after residential area of Churchtown. Standing in mature lawned gardens that border the grounds of Meols Hall at the rear, complete with established trees, the property offers many outstanding features which can only be appreciated fully upon an early internal inspection.

The tastefully decorated accommodation is installed with double glazing and gas central heating and offers excellent flexibility for two of the ground floor living rooms to be occupied as 4th and 5th Bedrooms if required. The property briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, superb bespoke Conservatory overlooking the rear garden, Lounge, Breakfast Kitchen, Utility Room, Boot Room and wc to the ground floor with three Bedrooms (the principal with En Suite Bathroom) and main Bathroom with separate wc to the first floor. The second Bedroom has the advantage of a large En Suite Dressing Room. There is a driveway to the front leading to a Garage at the side of the house.

Moss Lane is a continuation of Roe Lane with local shops, schools, public transport facilities and Churchtown Village all readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.98m overall x 4.85m overall (16'4" x 15'11")

Dining Room - 3.51m x 2.67m (11'6" x 8'9")

Conservatory - 7.29m x 2.84m plus bay(23'11" x 9'4")

Lounge - 4.8m overall x 4.62m overall (15'9" x 15'2")

Kitchen/Breakfast Room - 4.19m x 3.45m (13'9" x 11'4")

Utility Room - 3.71m x 2.62m (12'2" x 8'7")

Boot Room - 2.84m x 2.62m (9'4" x 8'7")

WC - 1.47m x 0.99m (4'10" x 3'3")

First Floor:

Landing

Bedroom 1 - 4.95m x 4.85m (16'3" x 15'11")

En Suite Bathroom - 2.95m x 2.62m plus recess (9'8" x 8'7")

Bedroom 2 - 4.32m x 3.48m (14'2" x 11'5")

En Suite Dressing Room - 3.48m plus wardrobes x 2.62m (11'5" x 8'7")

Bedroom 3 - 3.1m x 2.54m (10'2" x 8'4")

Bathroom - 2.57m x 1.83m (8'5" x 6'0")

WC - 1.57m x 0.84m (5'2" x 2'9")

Outside: The house stands in established gardens, the rear being a particular feature, arranged with paved patio, extensive shaped lawn, well stocked mature borders, raised vegetable plots, summerhouse and greenhouse. A gravel laid driveway provides off road parking for a number of vehicles and leads to the garage with power and light connected.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2024 All Rights Reserved



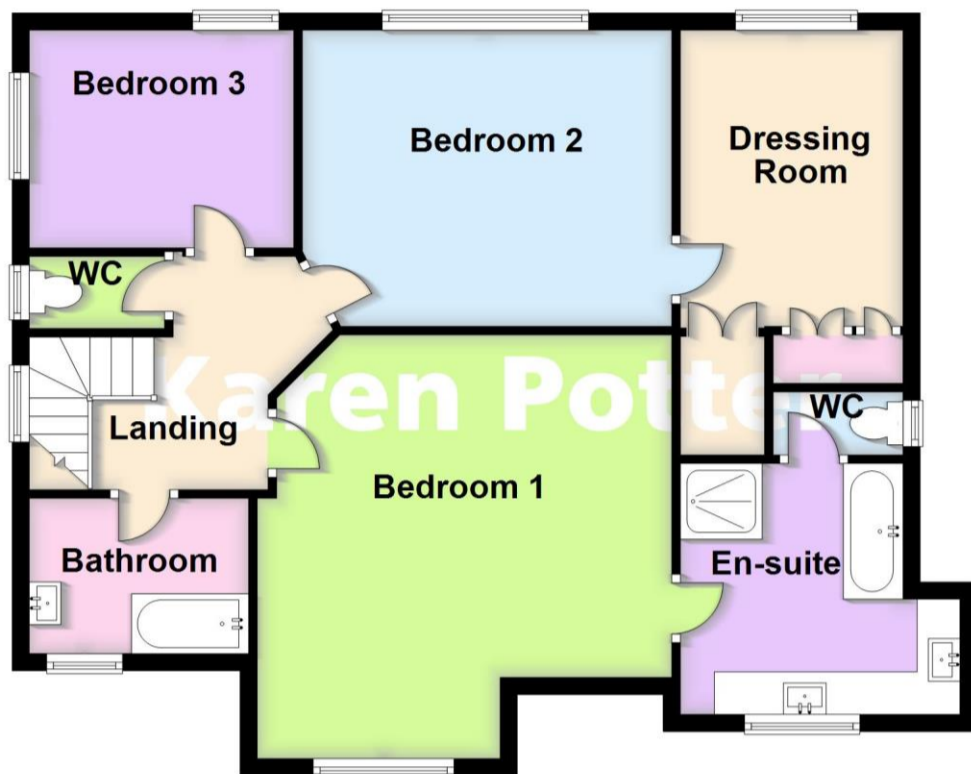
Ground Floor

Approx. 125.9 sq. metres (1354.9 sq. feet)



First Floor

Approx. 81.6 sq. metres (878.1 sq. feet)



Total area: approx. 207.5 sq. metres (2233.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk