



**25 Balmoral Drive, Churchtown,
Southport, PR9 8QB
£325,000 Subject to Contract**

Offered for sale with no chain delay this detached true bungalow is situated in a popular and established location close to nearby facilities at Churchtown Village which include a range of local shops, schools, doctors' surgeries and The Botanic Gardens. Centrally heated and double glazed, the accommodation briefly includes; entrance hall, lounge, breakfast kitchen, conservatory, three bedrooms, one of which is currently used as a dining room, and a shower room. The bungalow stands in established gardens to both front and rear, off road parking and a garage.

Side Entrance

Upvc outer door with double glazed insert and side window. Inner door with feature stained glass and leaded insert leading to...

L Shaped Entrance Hall

Lounge - 4.22m x 4.34m (13'10" into bay x 14'3")

Upvc double glazed and leaded bay window overlooking front garden, wall light points, attractive marble fire surround and hearth with electric, log effect fire.

Breakfast Kitchen - 3.3m x 3.96m (10'10" x 13'0")

Single drainer stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces. Hotpoint four ring ceramic hob with cooker hood above, and Zanussi one and half electric oven below, integrated AEG washing machine, cupboard housing Worcester gas central heating boiler. Woodgrain working surfaces, part wall tiling. Door to...

Conservatory - 2.26m x 3.25m (7'5" x 10'8")

Upvc double glazed windows and door to the rear garden.

Bedroom 1 - 4.22m x 2.67m (13'10" x 8'9" to front of fitments)

Centre dressing table and drawers, overhead storage cupboard and a range of built in wardrobes. Upvc double glazed window overlooking the rear garden.

Bedroom 2 - 4.24m x 3.28m (13'11" x 10'9" to recess)

Upvc double glazed window, built in wardrobe to one chimney recess.

Bedroom 3/ Dining Room - 3.3m x 3.15m (10'10" x 10'4")

Upvc double glazed window.

Shower Room - 2.67m x 1.91m (8'9" x 6'3")

Pedestal wash hand basin, low level WC, double walk in shower enclosure with thermostatic shower. Tiled walls, Upvc double glazed window, airing cupboard.

Outside

The bungalow stands in attractive and established gardens to both the front and rear. There is off road car parking at the front and a driveway leads to a covered carport and garage to the rear. The substantial rear garden has a large paved patio area, shaped lawn, borders stocked with a variety of plants and shrubs and there is a further paved garden area with greenhouse.

Council Tax

Sefton MBC band D

Tenure

Freehold



Ground Floor



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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