



**37 Kings Hey Drive, Churchtown,  
Southport, PR9 7JB  
£230,000 Subject to Contract**

This semi detached house is situated in a popular and sought after residential location, close to a small range of shops at Hesketh Drive and within a short walking distance to Churchtown Village providing local facilities which include; Primary Schools, the Botanic Gardens, a range of speciality shops, restaurants, wine bars and pubs. In need of some modernisation and improvement but offering excellent potential the accommodation briefly includes; vestibule, entrance hall, lounge, rear lounge/ dining room, kitchen with three bedrooms a bathroom and separate WC on the first floor. There are established gardens to front and rear and a garage. No chain delay.

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

*Southport's Estate Agent*

## Enclosed Vestibule

Upvc double glazed, double outer doors. Inner door to....

## Entrance Hall

Space panelled walls and plate rail, panelled staircase to first floor, useful store cupboard below.

## Lounge - 4.72m x 3.81m (15'6" into bay x 12'6")

Laminate flooring, Upvc double glazed window.

## Rear Lounge/ Dining Room - 5m x 3.66m (16'5" x 12'0")

Laminate flooring, tiled fireplace, Upvc double glazed window.

## Kitchen - 3.53m x 2.39m (11'7" x 7'10")

Single drainer stainless steel sink unit, base units and wall cupboards, working surfaces. Door to rear garden.

## First Floor Landing

## Bedroom 1 - 4.72m x 3.66m (15'6" into bay x 12'0")

Upvc double glazed window.

## Bedroom 2 - 4.09m x 3.66m (13'5" x 12'0")

Upvc double glazed window. Wall mounted 'Glow Worm' gas central heating boiler.

## Bedroom 3 - 2.49m x 2.44m (8'2" x 8'0")

Upvc double glazed window.

## Bathroom - 2.24m x 2.39m (7'4" x 7'10")

White suite including, panelled bath, pedestal wash hand basin. Chrome towel rail/ radiator, airing cupboard. Upvc double glazed window.

## WC - 1.4m x 0.81m (4'7" x 2'8")

Low level WC. Upvc double glazed window.

## Outside

There are established gardens to both front and rear, driveway provides off road parking and leading to brick garage measuring 15'9" x 7'9" internally. The rear garden has lawn and a patio area.

## Council Tax

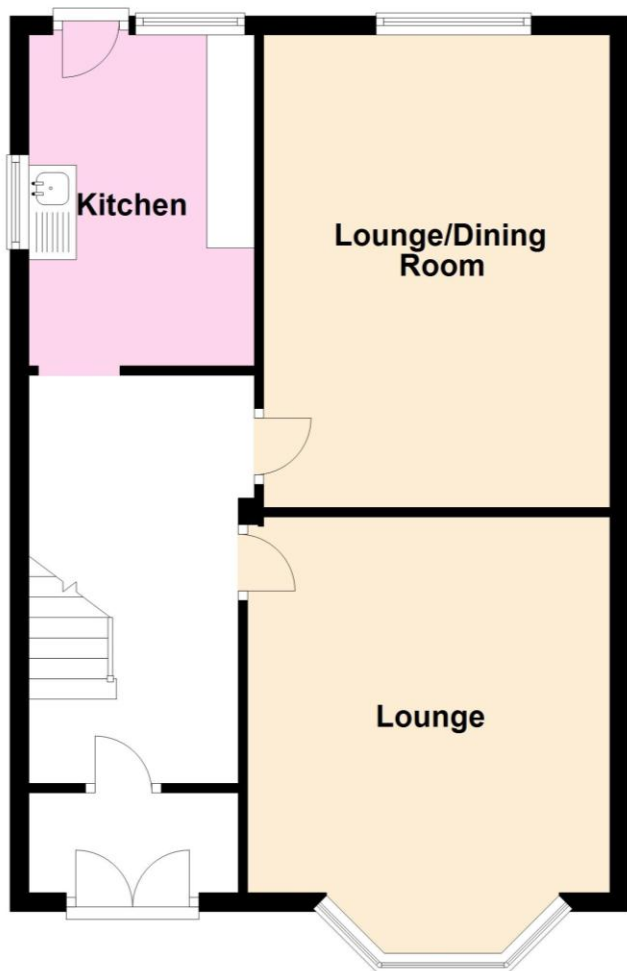
Sefton MBC band D.

## Tenure

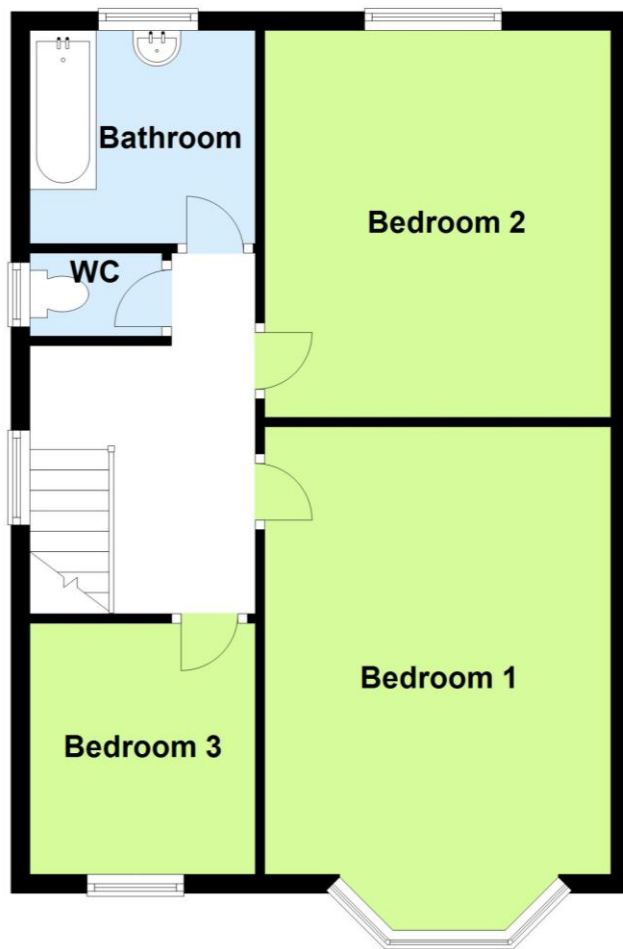
Freehold.



## Ground Floor



## First 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.