



£335,000

Subject to contract



A rare opportunity to purchase a beautifully presented, double fronted detached bungalow occupying a charming rural setting yet within easy access of Churchtown Village.

The gas centrally heated and double glazed accommodation briefly comprises: Enclosed Porch, Hall, Lounge/Dining Room, Fitted Kitchen with integrated appliances, Utility Room, Shower Room, Garden Room, two Bedrooms and a Bathroom.

The bungalow stands in established gardens, the front mainly block paved and providing ample off road parking, the charming rear garden being a particular feature of the property backing onto woodland and incorporating paved patio, shaped lawn, water feature, well stocked mature borders, summer house, timber garden shed and garage.

Moss Lane is a continuation of Roe Lane, where there are local shops, leading through to the many facilities of Churchtown Village.



MOSS LANE, CHURCHTOWN, SOUTHPORT PR9 8AE

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EPC AWAITED



Porch

Hall

Lounge-Dining Room - 6.32m x 3.66m (20'9" x 12'0")

Kitchen - 3.28m x 3m (10'9" x 9'10")

Utility Room - 2.03m x 1.78m (6'8" x 5'10")

Shower Room - 2.03m x 1.14m (6'8" x 3'9")

Garden Room - 3.99m x 2.34m (13'1" x 7'8")

Bedroom 1 - 3.33m x 3.23m (10'11" x 10'7")

Bedroom 2 - 3m x 2.74m (9'10" x 9'0")

Bathroom - 1.98m x 1.47m (6'6" x 4'10")



Outside: The bungalow stands in established gardens, the front mainly block paved and providing ample off road parking, the charming rear garden being a particular feature of the property backing onto woodland and incorporating paved patio, shaped lawn, water feature, well stocked mature borders, summer house, timber garden shed and garage.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure: TBC

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.

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