



£420,000

Subject to contract



AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this deceptively spacious, double fronted detached dormer bungalow, offering open aspects to front in a highly sought after area of Churchtown.

The property offers very well presented, attractively proportioned accommodation briefly comprising Entrance Vestibule, Hall, Front Living Room, Rear Dining Room with Conservatory off, Fitted Kitchen, Bedroom 1 and Bathroom to the ground floor with a loft conversion providing a further two Bedrooms. Gas central heating and upvc double glazing are installed.

Outside, there are low maintenance gardens to the front and rear of the property, the front incorporating a block paved carriage driveway leading to a double Garage with Games/Snooker Room beyond. The landscaped rear garden being enclosed with shaped synthetic lawn, coy pond and raised patio.

Blundells Lane forms part of a sought after residential area adjacent to the Botanic Gardens and within close proximity to the many amenities of Churchtown Village. In addition there are public transport facilities leading to the town centre on Bankfield Lane.



BLUNDELLS LANE, SOUTHPORT PR9 7NP

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**AWAITING
EPC**



Ground Floor:

Entrance Vestibule:

Hall

Living Room - 5.61m x 3.66m (18'5" x 12'0")

Dining Room - 4.39m x 3.63m (14'5" x 11'11")

Conservatory - 3.58m x 3.3m (11'9" x 10'10")

Kitchen/Breakfast Room - 4.62m x 3.66m (15'2" x 12'0")

Bedroom 1 - 4.24m x 3.66m (13'11" x 12'0")

Bathroom - 2.74m x 1.98m (9'0" x 6'6")

First Floor:

Bedroom 2 - 4.24m x 3.35m (13'11" x 11'0")

Bedroom 3 - 5.03m x 2.49m (16'6" x 8'2")

Outside: There are low maintenance gardens to the front and rear of the property, the front incorporating a block paved carriage driveway leading to a double Garage measuring 6.24m (20'6") x 5.60m (18'4") with Games/Snooker Room measuring (23'9") x 5.60m (18'4") beyond. The landscaped rear garden is enclosed with shaped synthetic lawn, coy pond and raised patio.

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

Tenure: Leasehold for a residue term of 999 years from 1st November 1962 with a fixed annual ground rent of £1

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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