

£390,000
Subject to contract





NO CHAIN - AN EARLY INTERNAL INSPECTION IS RECOMMENDED of this double fronted detached bungalow which offers attractively planned, pleasantly proportioned accommodation that would benefit from a programme of general updating.

Located within a cul-de-sac forming part of a sought after residential area, the bungalow is installed with gas central heating, upvc double glazing and briefly comprises Entrance Vestibule, Hall, Front Living Room, Dining Room, Garden Room, fitted Kitchen, three Bedrooms (one en-suite) and Bathroom.

There are mature gardens to the front and rear, the front incorporating a driveway leading to a detached double length Garage, the rear offering a sunny aspect with paved patio, shaped lawn and well stocked borders.

The Lawns is located off Churchill Avenue and Cockle Dick's Lane which, in turn, is off Cambridge Road. Local shops and public transport facilities to the Town Centre are readily accessible and the many amenities of Churchtown Village are within easy reach.



THE LAWNS, SOUTHPORT PR9 9NS

Ground Floor

Approx. 115.1 sq. metres (1238.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 115.1 sq. metres (1238.4 sq. feet)



WWW.KAREN POTTER.CO.UK

01704 500 008

Entrance Vestibule

Hall

Living Room - 5m x 4.5m (16'5" x 14'9")

Dining Room - 4.22m x 2.49m (13'10" x 8'2")

Garden Room - 3.63m x 2.9m (11'11" x 9'6")

Kitchen - 4.9m x 2.97m (16'1" x 9'9")

Bedroom 1 - 4.22m x 3.53m (13'10" x 11'7")

En-Suite - 2.51m x 0.91m (8'3" x 3'0")

Bedroom 2 - 3.53m x 2.97m plus recess (11'7" x 9'9")

Bedroom 3 - 2.74m x 2.51m (9'0" x 8'3")

Bathroom - 2.51m x 1.83m (8'3" x 6'0")

Outside: There are mature gardens to the front and rear, the front incorporating a paved driveway leading to a detached double length Garage measuring (18') x 2.82m (9'3") with remotely operated up and over electric door. The rear garden is south facing with paved patio, shaped lawn and well stocked established borders.

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

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.

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