For Sale

Manor Road, Churchtown, PR9 7LE

£164,995 - Available

3 Bed House

- OPEN TO OFFERS
- Modernisation Required
- South Facing Rear Garden
- Centrally Located In Churchtown Village
- 3 Bed Semi Detached
- Lounge & Open Plan Dining Kitchen
- New Boiler 2011
- No Chain Delay

Description

OPEN TO OFFERSSEMI DETACHED HOUSE**MODERNISATION REQUIRED**CENTRALLY LOCATED IN CHURCHTOWN VILLAGE**THREE BEDROOMS**OPEN PLAN DINING KITCHEN**FOUR PIECE BATHROOM**NEW BOILER 2011**SOUTH FACING REAR GARDEN**NO CHAIN DELAY**

Located at the heart of Churchtown village with its shops and amenities, this traditional semi detached house has been partially upvc double glazed and its central heating boiler was replaced in 2011. The accommodation briefly comprises porch, entrance hallway, lounge, open plan dining kitchen, three bedrooms and bathroom. With a south facing lawned garden to rear, early viewing of this property is highly recommended and benefits from having a no chain transaction and being open to offers.

Location

Head northeast on Anchor St toward Hill St. Turn left onto Hill St. Turn right onto Lord St/A565. Continue to follow A565. Go through 1 roundabout. At the roundabout, take the 1st exit onto Cambridge Rd/A565. Turn right onto Cambridge Rd/A5267. Continue to follow A5267. Go through 1 roundabout. Destination will be on the right

Ground Floor

ENTRANCE VESTIBULE - Terracotta tiled flooring, PVCu double glazed entrance double doors to front, panelled part glazed door to hall

HALL - Double radiator, fitted carpet, carpeted stairs to first floor landing.

LOUNGE - ***12' 2" x 11' 6" (3.72m x 3.51m)*** PVCu double glazed bay window to front, decorative electric fire set in marble style surround, double radiator, fitted carpet, picture rail, coving to ceiling.

DINING ROOM - ***13' 11" x 12' 2" (4.25m x 3.72m)*** Double radiator, fitted carpet, double glazed sliding patio door to garden.

FITTED KITCHEN - ***11' 10" x 6' 6" (3.61m x 2m)*** Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, built-in electric oven, built-in four ring electric hob, single glazed window to side, vinyl flooring, panelled part glazed back door to garden, open plan to Dining Room, door to cupboard housing wall mounted gas combination boiler.

First Floor

LANDING - Single glazed window to side, fitted carpet.

Dining Room

Fitted Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

BEDROOM 1 - ***12' 2" x 8' 8" (3.72m x 2.66m)*** PVCu double glazed window to front, double radiator, fitted carpet.

BEDROOM 2 - ***13' 11" x 8' 8" (4.25m x 2.66m)*** Single glazed window to rear, radiator, fitted carpet.

BEDROOM 3 - ***8' 5" x 6' 6" (2.59m x 2m)*** PVCu double glazed window to front, radiator, fitted carpet.

BATHROOM - Fitted with four piece coloured suite comprising deep panelled bath, pedestal wash hand basin, shower cubicle with fitted shower over and matching shower base and close coupled WC, obscure single glazed window to rear, radiator, fitted carpet.

Bathroom

Rear Garden

Exterior

GARDENS - The house is set in mature lawned gardens with the front providing a driveway for off road parking, lawn and stocked borders. The rear garden is a southeryly aspect and has patio leading to lawn with stocked borders.

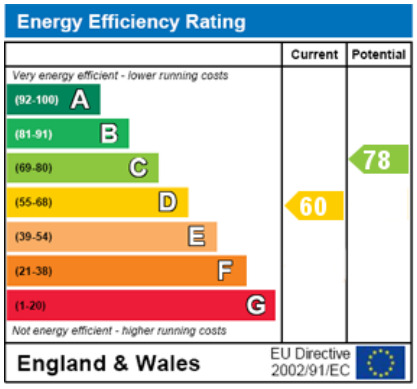
Additional Information

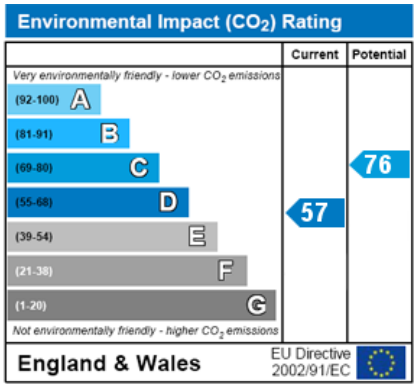
Council Tax Band: C
Tenure: Freehold

Floorplans

Total area: approx. 89.9 sq. metres (967.5 sq. feet)

Energy Efficiency and Environmental Impact





Disclaimer: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

SOUTHPORT
19 Anchor Street • Southport • Merseyside • PR9 0UT
Tel: 01704 54 34 34 • Fax: 01704 54 36 34
Email: southport@ajestateagents.co.uk

CROSBY
63a Liverpool Road • Crosby • Liverpool • L23 5SE
Tel: 0151 924 3555 • Fax: 0151 924 2612
Email: crosby@ajestateagents.co.uk

LIVERPOOL
The Plaza • 100 Old Hall Street • Liverpool • L3 9QJ
Tel: 0151 600 5444 • Fax: 0151 924 2612
Email: liverpool@ajestateagents.co.uk

Company No. 4540834