



Mill Lane, Southport, PR9 7PE

£245,000 Freehold

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Key Features Include

✓ Churchtown Location

✓ Cul De Sac

✓ Three Bedrooms

✓ Stunning Gardens

✓ Immaculately Presented

✓ Garage

This truly delightful property has the enviable position of being located in the heart of Churchtown yet set back in a quiet cul de sac. The present owner has left no stone unturned in creating a well maintained and presented home throughout. The accommodation briefly comprises; sun porch, hall, two reception rooms, kitchen and utility room with WC to the ground floor, and upstairs are three double bedrooms and a modern bathroom.

There is a detached garage to the rear with extension/workshop and a well established secluded garden.

Early Viewings Highly Recommended

 **northwood**
Over & Above



Porch/Sun Room 1.80m x 2.00m (5'11" x 6'7")

Tiled flooring. Upvc front door, circuit breaker socket.

Entrance Hall

Stairs to the first floor, doors leading to the lounge, dining room, breakfast kitchen and

utility/wc. Door to the side access. Under stairs cupboard.

Lounge 5.23m x 3.51m (17'2" x 11'6")

Window to front elevation. Feature fire surround with gas fire and inset lighting.

Dining Room 3.11m x 4.46m (10'2" x 14'8")

Sliding doors to rear garden

Kitchen 2.81m x 2.99m (9'3" x 9'10")

Fitted with an excellent range of eye and base level units. Incorporating Neff gas hob and electric double oven. Plumbing for dishwasher, floor level convective heater, inset stainless steel sink breakfast bar, ladder style towel radiator. Window to the rear aspect.



Utility/WC

Low level wc and pedestal wash hand basin, plumbed for automatic washing machine and vented for tumble dryer. Built in storage, window to the front aspect.





Landing

Window to the front aspect, loft access with pull down loft ladder to boarded loft with light.

Bedroom One 3.64m x 3.51m (11'11" x 11'6")

Window to rear elevation. Measurements are taken to the fitted wardrobes.

Bedroom Two 2.58m x 3.84m (8'6" x 12'7")

Window to front elevation. Range of fitted wardrobes.

Bedroom Three 3.64m x 3.51m (11'11" x 11'6")

Window to rear elevation. Benefitting from fitted wardrobes.

Bathroom

Modern three piece suite comprising panelled bath with 'Grohe' power shower over, low level wc and pedestal wash hand basin. Window to side elevation. Airing Cupboard with hot water cylinder.

Exterior

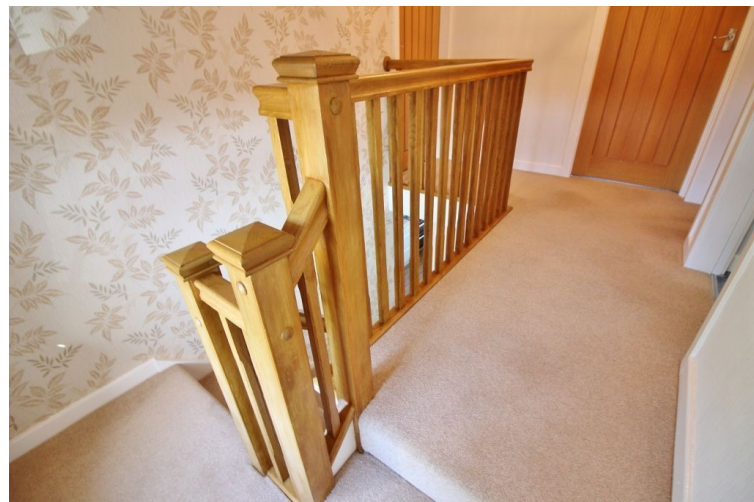
The property is set back from the road on a generous sized plot.

The front is very well maintained with an abundance of mature plants and shrubs. Boasting a long driveway for numerous vehicles the property also benefits from an open car port to the side which leads to the brick built detached garage.

The rear garden is a real feature with lawned area and well maintained borders of plants, trees and shrubs. Exterior lighting and concealed wheelie bin store.

Garage 5.11m x 2.71m (16'9" x 8'11")

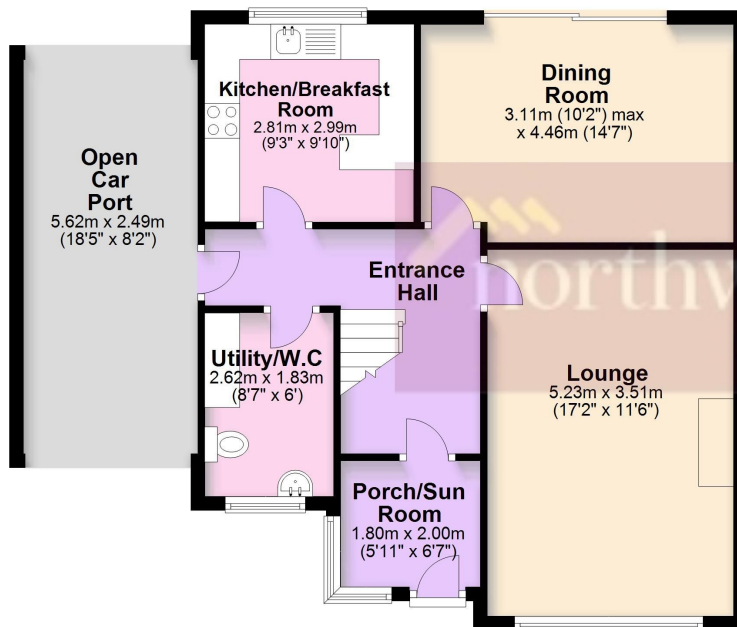
The detached garage has an up and over door, and has both lighting and power.





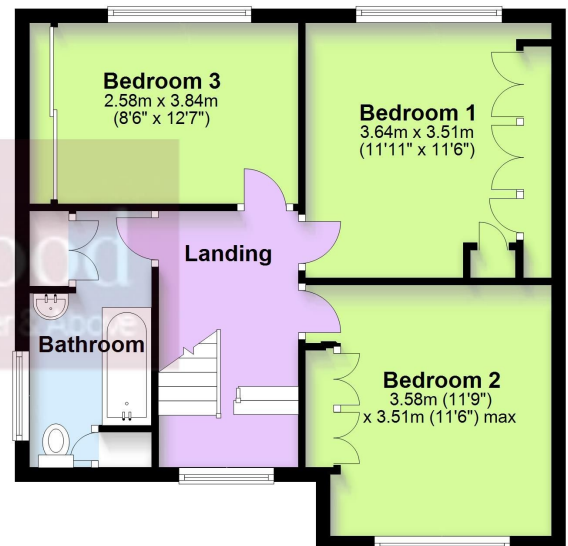
Ground Floor

Approx. 74.0 sq. metres (796.6 sq. feet)



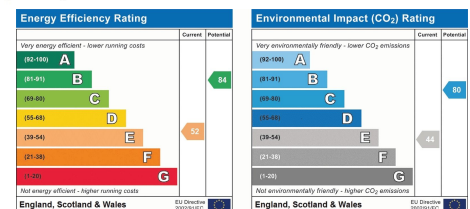
First Floor

Approx. 50.3 sq. metres (541.9 sq. feet)



Total area: approx. 124.4 sq. metres (1338.5 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.



Disclosure

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.