



Fosters Close, Churchtown, Southport PR9 7QD

-  **Detached House**
-  **Four Bedrooms**
-  **Conservatory**
-  **Aspect over Golf Course**
-  **Double Garage**
-  **En Suite Shower Room**

**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this delightful detached house which is located to the head of a cul-de-sac with the benefit of an aspect over the Old Links Golf Course.

The property offers well presented, attractively planned and well proportioned accommodation briefly comprising Hall, Fitted Cloakroom/wc, Front Lounge, large Conservatory, Study, Fitted Kitchen (with oven, hob, dishwasher, fridge etc) open plan with Dining Area and Utility Room to the ground floor with four Bedrooms (two with fitted wardrobes), En Suite Shower Room and Bathroom to the first floor. Outside there are landscaped gardens to the front, side and rear with a double garage.

Fosters Close is a cul-de-sac located off Moss Lane where there are local shops at the junction with Roe Lane. The many amenities of Churchtown Shopping Village and the Botanic Gardens are readily accessible.

**Price: £325,000** Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



## GROUND FLOOR:

**HALL** Amtico flooring, under stairs storage cupboard, coved ceiling.

**FITTED CLOAKROOM/WC** 7' 8" x 3' 1" (2.34m x 0.94m) white suite comprising low level wc, vanity unit with wash hand basin, part tiled walls double glazed window to the front, Amtico flooring.

**FRONT LOUNGE** 19' 3" x 12' 3" (5.87m x 3.73m) including double glazed splay bay window to the front, Minster style fireplace with living flame coal effect gas fire, coved ceiling, points for wall lights, hardwood and bevel glazed double doors to:-

**CONSERVATORY** 11' 1" x 15' 4" (3.38m x 4.67m) overall, upvc double glazed windows with bevel glazed "leaded" overhead lights and integrated blinds, points for wall lights, Amtico flooring, double doors to the rear garden.

**STUDY** 8' 9" x 6' 10" (2.67m x 2.08m) overall, built in working surface/desk, shelving, double glazed oriel bay window to the front.



**FITTED DINING KITCHEN** 23' 7" x 8' 5" (7.19m x 2.57m) widening to 9' 11", with a range of fitments comprising base units of cupboards and drawers, wall units to accord, contoured working surfaces, inset one and a half bowl stainless steel sink unit with mixer tap positioned beneath double glazed window overlooking the rear garden, Neff electric double oven, four plate electric hob, concealed cooker hood above, part tiled walls, integrated breakfast bar, integrated dishwasher, integrated fridge, Amtico flooring, coved ceiling, additional double glazed window overlooking the rear garden.

**UTILITY ROOM** 8' 9" x 5' 2" (2.67m x 1.57m) base and wall units, plumbing for a washing machine, space for a fridge/freezer, wall mounted Worcester gas central heating boiler, inset stainless steel sink unit with mixer tap, door to the rear garden, tiled floor.

## FIRST FLOOR:

**LANDING** double glazed window to the front, built in airing cupboard.

**REAR BEDROOM 1** 13' 2" x 11' 7" (4.01m x 3.53m) including area housing fitted wardrobes (two single; two double), bedside cabinets with arched shelves above, overhead storage cupboards, built in dressing table, double glazed window to the rear.

**EN SUITE SHOWER ROOM** 7' 9" x 4' 5" (2.36m x 1.35m) plus recess, white suite comprising shower cubicle, low level wc, wash hand basin, storage cupboard, double glazed window, chrome heated towel rail.



**REAR BEDROOM 2** 12' 3" x 10' (3.73m x 3.05m) including area housing fitted wardrobe with three doors, chest of drawers to accord, double glazed window to the rear.

**REAR BEDROOM 3** 11' 8" x 9' 11" (3.56m x 3.02m) double glazed window to the rear.

**FRONT BEDROOM 4** 9' 2" x 7' 6" (2.79m x 2.29m) double glazed window to the front, access to part boarded roof void by way of folding ladder.

**BATHROOM** white suite comprising panelled bath, vanity unit with wash hand basin, bidet, low level wc, tiled walls, double glazed window to the front.



**OUTSIDE:** There are beautifully landscaped gardens to the front, side and rear of the property with an aspect over the Old Links Golf Course. The rear and side gardens are particularly secluded and planned with two paved, shaped patios incorporating ornamental raised flower beds, stocked borders with a range of specimen conifers and shrubs, outside lighting, lawns and impressive Virginia Creeper. The side garden allows access to the **DOUBLE GARAGE** 17' 4" x 17' 4" (5.28m x 5.28m) with electric light and power installed, two up and over doors, one of which is electrically operated and remote controlled.

**Council Tax Banding:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F.

**Tenure:** Yet to be formally verified.

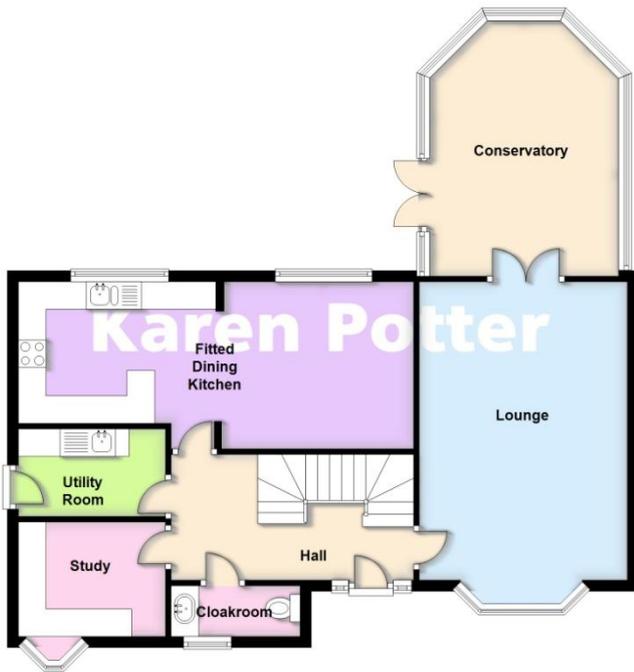
**Please Note:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2018 All Rights Reserved

## Fosters Close, Churchtown, Southport PR9 7QD

### Ground Floor

Approx. 80.2 sq. metres (863.7 sq. feet)

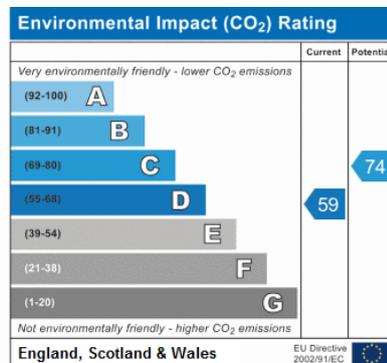
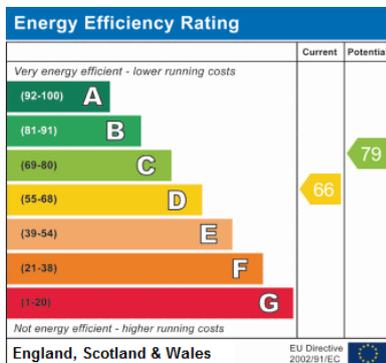


### First Floor

Approx. 64.7 sq. metres (696.9 sq. feet)



Total area: approx. 145.0 sq. metres (1560.6 sq. feet)



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 21/06/2018