



Radnor Drive, Churchtown, Southport PR9 9RR



-  **Detached Family House**
-  **Three Bedrooms**
-  **Two Reception Rooms**
-  **Bathroom with 4 piece suite**
-  **Garage & Gardens**
-  **Inspection Recommended**

**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this detached family house which is located in the sought after residential area of Churchtown.

The property is installed with gas central heating and upvc double glazing briefly comprising Entrance Vestibule, Hall, Front Living Room, Rear Family Room open plan to Breakfast Area, WC and Fitted Kitchen to the ground floor with three Bedrooms and four piece Bathroom to the first floor.

A paved driveway to the front provides off road parking leading to the brick built garage. The south facing rear garden has a timber decked patio area with step down to the lawn and gravel laid surrounds, mature shrub borders and further paved patio area.

Radnor Drive is located off Marshside Road which leads towards the many amenities of Churchtown Shopping Village and the Botanic Gardens beyond. There are a number of primary and secondary schools within the vicinity and public transport facilities to the town centre.

**Price: £279,950** Subject to Contract

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

**GROUND FLOOR: ENTRANCE VESTIBULE** Upvc double glazed entrance door and window to front, upvc double glazed entrance door to front, terracotta tiled flooring, leaded light original window and entrance door to Hall.



**HALL** Ornamental plate rack, panelled walls, carpeted staircase to first floor landing.

**LIVING ROOM** 13' 8" into bay x 12' (4.17m x 3.66m) Upvc double glazed bay window to front, two upvc double glazed windows to side, coal effect gas fire set in brass surround, picture rail.



**FAMILY ROOM** 14' 5" x 11' (4.39m x 3.35m) Coal effect gas fire set in marble style surround, upvc double glazed double doors and matching windows to garden, open plan to Breakfast Area.

**BREAKFAST AREA** 12'4" x 7' 7" (3.76m x 2.31m) Fitted with a matching range of base cupboards, worktops and matching breakfast bar, upvc double glazed box bay window to side, door to wc and door to Kitchen.

**WC** Upvc double glazed window to side, fitted with two piece modern white suite comprising wash hand basin and close coupled wc with tiled surround, extractor fan, wall mounted gas combination boiler serving heating system and domestic hot water, built in storage cupboard housing fuse box.

**KITCHEN** 9' 9" x 7' 10" (2.97m x 2.39m) Fitted with a matching range of white base and eye level with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, plumbing for washing machine and dishwasher, electric oven, built-in four ring induction hob with extractor hood over, upvc double glazed feature window to rear, upvc double glazed window to side.

**PORCH** Glazed windows to front and rear, door to garden.

**FIRST FLOOR: LANDING** Upvc double glazed window to side, access to boarded loft space.

**BEDROOM 1** 13' 8" into bay x 12' (4.17m x 3.66m) Upvc double glazed bay window to front, upvc double glazed window to side, fitted bedroom suite comprising wardrobes,

dressing table and bedside cabinets, picture rail.



**BEDROOM 2** 12' 2" x 11' (3.71m x 3.35m) Upvc double glazed window to rear, two built-in wardrobes with overhead storage cupboards, picture rail.



**BEDROOM 3** 9' 5" x 7' 3" (2.87m x 2.21m) Upvc double glazed window to front, built-in double wardrobe, picture rail.

**BATHROOM** 12' 2" x 7' 7" (3.71m x 2.31m) Fitted with four piece suite comprising spa corner bath, wash hand basin in vanity unit with mirror above, shower enclosure with fitted shower above and matching shower base, wc with hidden cistern, heated towel rail, extractor fan, upvc obscure double glazed window to rear, Karndean flooring.



**OUTSIDE:** Paved driveway to the front providing off road parking and leading to brick built garage with hinged metal doors to front, power and light connected, personal door to rear. The south facing rear garden provides a timber decked patio area with step down to the lawn and gravel laid surrounds, mature shrub borders and further paved patio area. Timber summerhouse and garden shed.

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

**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.

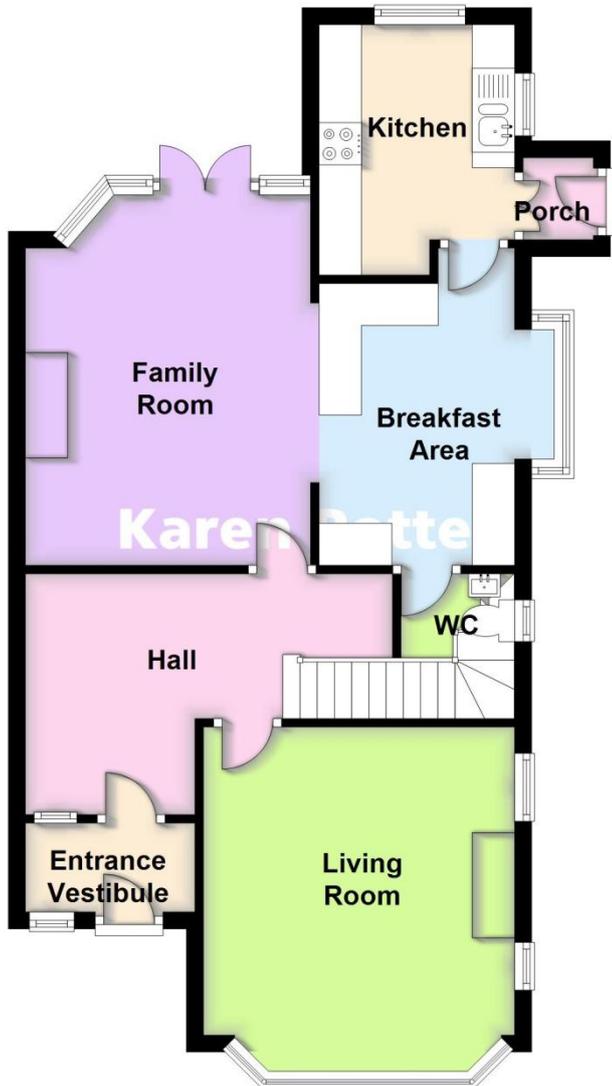
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Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give 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 07/02/2018

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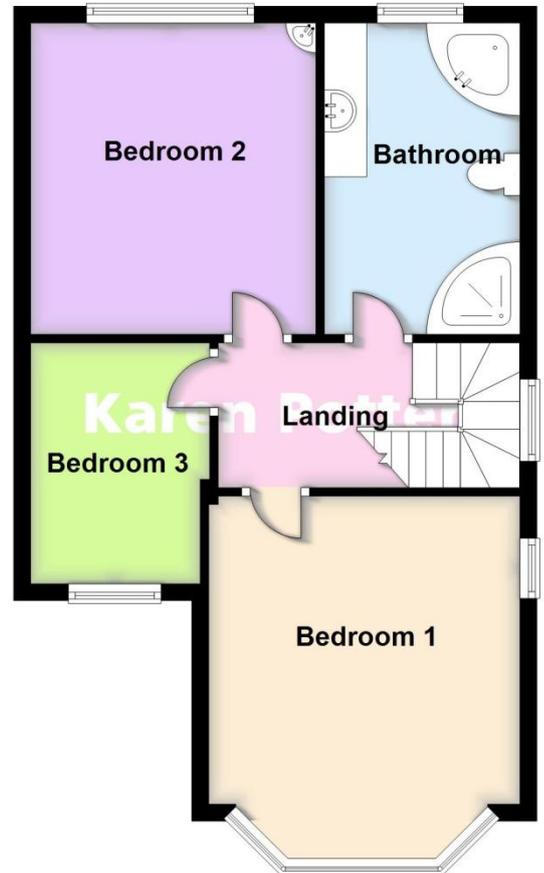
### Ground Floor

Approx. 60.4 sq. metres (650.6 sq. feet)



### First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		59	74
EU Directive 2002/91/EC			



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