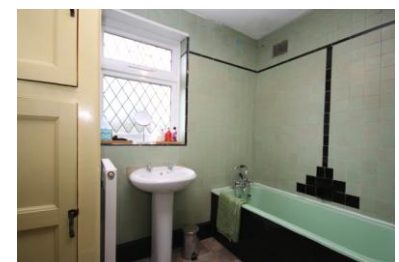




Bibby Road, Churchtown, Southport PR9 7PS



-  **Detached House**
-  **Three Bedrooms**
-  **Two Reception Rooms**
-  **Fitted Kitchen & Utility Room**
-  **Garage**
-  **Compact Rear Garden**

An excellent opportunity to purchase this bay fronted detached family house located in a highly sought after residential area well placed for Churchtown Village.

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED

The property offers well presented and attractively planned accommodation comprising Open Entrance Vestibule, Hall, Front Dining Room, Living Room, Fitted Kitchen and Utility Room to the ground floor with three Bedrooms, Bathroom and separate WC to the first floor. Gas central heating and some upvc double glazing is installed. There are established gardens to the front and rear, the compact rear garden being mainly laid to lawn, the front incorporating a driveway leading to garage.

Bibby Road occupies a particularly convenient location, adjacent to the many amenities of Churchtown Shopping Village together with Churchtown Primary School. The Botanic Gardens are readily accessible together with public transport facilities to the Town Centre.

Price: £239,950 Subject to Contract

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



GROUND FLOOR:

OPEN ENTRANCE VESTIBULE Leaded window and panelled entrance door to front, tiled flooring.



HALLWAY Karndean flooring, ornamental plate rack, panelled walls, staircase to first floor landing with under stairs storage cupboard, leaded window to side.

DINING ROOM 13' 8" into bay x 11' 11" (4.17m x 3.63m) Upvc double glazed bay window to front, open fire set in tiled surround, Karndean flooring.

LIVING ROOM 12' 6" x 11' 11" (3.81m x 3.63m) Open fire set in tiled surround, double glazed double doors with matching leaded side panels to garden.

KITCHEN 9' 6" x 7' 6" (2.9m x 2.29m) Fitted with a matching range of modern base and eye level cupboards with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, built-in electric oven, built-in four ring gas hob with extractor hood over, leaded window to side, Karndean flooring.



UTILITY ROOM 7' 6" x 5' 8" (2.29m x 1.73m) Fitted with a matching modern base and eye level cupboards with round edged worktops, plumbing for washing machine, space for fridge/freezer, leaded window to side, Karndean flooring, wall mounted gas combination boiler, stable door to garden.

FIRST FLOOR:

LANDING Leaded window to side, loft hatch boarded insulated loft space with pull down ladder, power and light point connected.

BEDROOM 1 11' 11" x 13' 8" into bay (3.63m x 4.17m) Upvc double glazed bay window to front, open fire set in tiled surround.



BEDROOM 2 12' 6" x 11' 11" (3.81m x 3.63m) Double glazed leaded window to rear, open fire set in tiled surround.



BEDROOM 3 7' 10" x 7' 6" (2.39m x 2.29m) Upvc double glazed window to front, leaded bay window to side.

BATHROOM 7' 6" x 6' 3" (2.29m x 1.91m) Fitted with two piece suite comprising bath with hand shower attachment and pedestal wash hand basin, full height tiling to all walls, mirrored cabinet, obscure leaded window to rear, built-in airing cupboard.

WC Leaded window to side, fitted with low-level wc, half height tiling.



OUTSIDE: The front of the property is paved to provide off road parking for a number of vehicles, leading to the garage with twin opening double doors. A secure paved courtyard is accessed to the side of the garage. The compact rear garden is mainly laid to lawn with paved patio area.

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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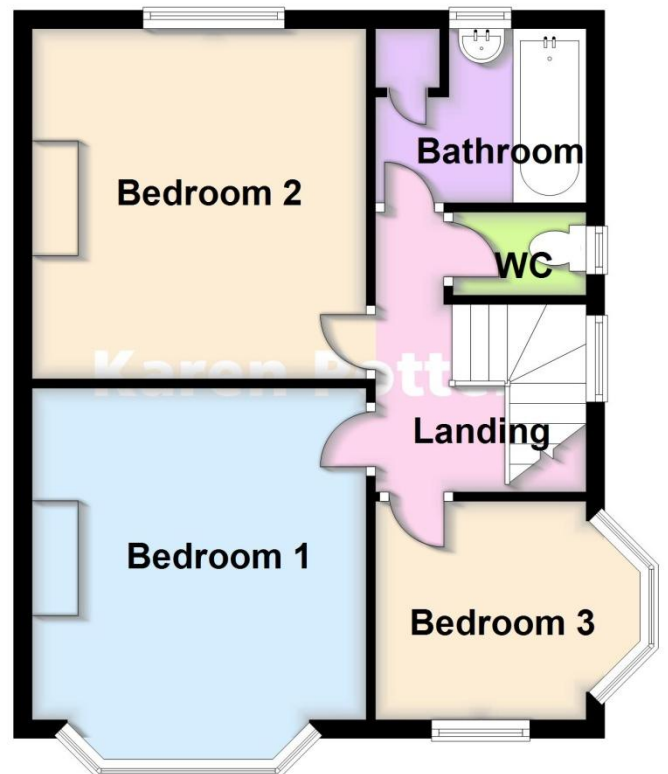
Ground Floor

Approx. 50.1 sq. metres (539.3 sq. feet)





First Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



Total area: approx. 96.1 sq. metres (1034.4 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	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 02/05/2018