



**52 Merlewood Avenue, Churchtown,
Southport, PR9 7NS
£245,000 Subject to Contract**

Discover this charming three-bedroom semi-detached family home on Merlewood Avenue, ideally situated for a family lifestyle. Perfectly positioned near popular local schools and a short stroll from the picturesque Botanic Gardens and the charming amenities of Churchtown Village, this property offers convenience and community. Boasting central heating and double glazing, this home is ready to welcome its new occupants.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Porch

Leaded glazed windows and outer door. Tiled floor. Inner door leading to....

Entrance Hall

Wood grain laminate flooring. Stairs to the first floor with useful cupboard below. Upvc double glazed side window.

Lounge - 3.78m x 3.73m (12'5" x 12'3")

Upvc double glazed window to the front. Fireplace with electric, coal effect flame stove style fire. Glazed double doors leading to....

Rear Lounge/Dining Room - 2.79m x 3.78m (9'2" x 12'5")

Upvc double glazed double doors to the rear garden. (Gas wall heater – not in use.)

Kitchen - 3.56m x 2.49m (11'8" x 8'2")

Upvc double glazed window overlooking the rear garden with inset single drainer 1½ bowl stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards and wood grain working surfaces. Midway wall tiling. Plumbing for washing machine. Upvc double glazed door to the rear garden.

First Floor Landing

Cupboard housing a 'Worcester' gas central heating boiler. Upvc double glazed window.

Bedroom 1 - 3.86m x 3m (12'8" x 9'10" excluding door recess)

Recessed shelving. Wood grain laminate flooring. Three Upvc double glazed windows.

Bedroom 2 - 2.74m x 3.86m (9'0" x 12'8")

Two Upvc double glazed windows.

Bedroom 3 - 2.54m x 2.34m (8'4" x 7'8")

Upvc double glazed window. Recessed wardrobe with louvred doors.

Bathroom - 1.63m x 2.39m (5'4" x 7'10")

Two Upvc double glazed windows. White suite comprising, panelled bath with mixer tap, thermostatic handheld and rain head shower, shower screen, pedestal wash hand basin and low level WC. Part wall tiling. Recess spotlighting.

Outside

The property stands in gardens to both the front and rear. The front garden is laid to lawn with borders, paved off-road parking, and a driveway to the side providing access to the garage at the rear. The extensive rear garden backs onto a copse of trees at the rear and is laid to lawn with established borders stocked with a variety of plants and shrubs.

Council Tax

Band C..

Tenure

Freehold.

Note

This property is confirmed to be steel-framed construction. We would advise any potential buyer, seeking a mortgage, to consult with their chosen lender or building society to confirm their lending criteria prior to making an offer.

Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband

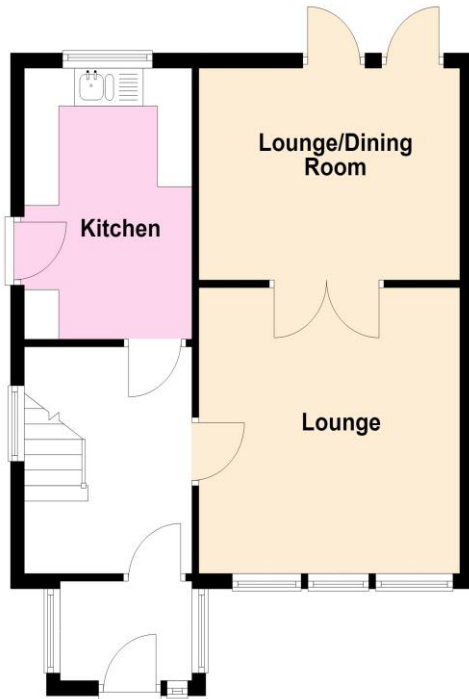
Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>



Ground Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



Total area: approx. 86.4 sq. metres (930.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



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