

23 Moss Lane, Churchtown
Southport, PR9 7QR, £230,000
'Subject to Contract'

This charming semi-detached cottage-style home sits on a generous corner plot and presents an exciting opportunity for modernisation and improvement, with scope to extend to the ground floor subject to the usual consents. The current layout includes an entrance porch opening to a welcoming hall, a through lounge diner and a kitchen with a range of built-in appliances. From the kitchen is access to an enclosed rear courtyard, which in turn leads to two adjoining storage rooms and a double garage, while the front and side gardens enhance the outdoor space. Upstairs there are three double bedrooms and a family bathroom with WC. Benefits include central heating, Upvc double glazing, off-road parking, and no onward chain. Ideally located for local amenities, well-regarded primary and secondary schools, and transport links including the Manchester Piccadilly line, with Churchtown Village also conveniently close by.

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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

Enclosed Entrance Vestibule
Glazed outer entrance door with glazed insert above, tiled flooring and inner door leading to....

Entrance Hall
Staircase to first floor with handrail. Inner doors leading to....

Through Lounge/Diner - 7.62m x 3.3m (25'0" x 10'10" extending to 11'3" overall measurements)
Upvc double glazed bay window to front and additional Upvc double glazed windows to side and rear. Electric fire with marble interior, hearth and wooden fire surround. Woodgrain laminate-style flooring. Door leading to....



Kitchen - 3.17m x 2.84m (10'5" reducing to 7'9" x 9'4")
Upvc double glazed window and glazed door providing access to the rear courtyard. Woodgrain laminate-style flooring and part-tiled walls. A range of fitted base units incorporating cupboards and drawers, complemented by wall-mounted cupboards and glazed china display cabinets. Working surfaces incorporating a single-bowl sink unit with double drainer and mixer tap. Electric oven, four-ring gas hob and useful understairs storage cupboard.



First Floor Split-Level Landing
Split-level landing with skylight and access to loft space. Doors leading to....



Bedroom 1 - 3.3m x 4.39m (10'10" x 14'5")
Upvc double glazed windows to front and side.

Bedroom 2 - 3.43m x 2.74m (11'3" x 9'0")
Upvc double glazed windows to side and rear.

Bedroom 3 - 2.9m x 2.84m (9'6" to rear of fitted cupboards x 9'4")
Upvc double glazed window. Fitted wall cupboards and drawers with additional shelving.



Bathroom/WC - 2.08m x 2.16m (6'10" x 7'1")
Opaque Upvc double glazed window. Three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath. Part-tiled walls and airing cupboard housing a combination-style central heating boiler.

Outside
The property occupies a generous, mature and established corner plot, with well-screened gardens extending to the front and side. Predominantly laid to lawn with flagged pathways, the gardens provide an attractive setting and offer potential for further landscaping or possible extension, subject to the necessary consents. To the rear, an enclosed courtyard provides access to two adjoining outbuildings, offering useful additional storage and practical space. The first measures approximately **3'2" x 6'7"**, while the second extends to approximately **10'4" reducing to 7'2" x 9'7" overall measurements** and benefits from a Upvc double-glazed window, Belfast-style sink unit, electric lighting and power supply. The courtyard also provides access to a double-width garage situated to the rear, with additional off-road parking available via Warren Road.



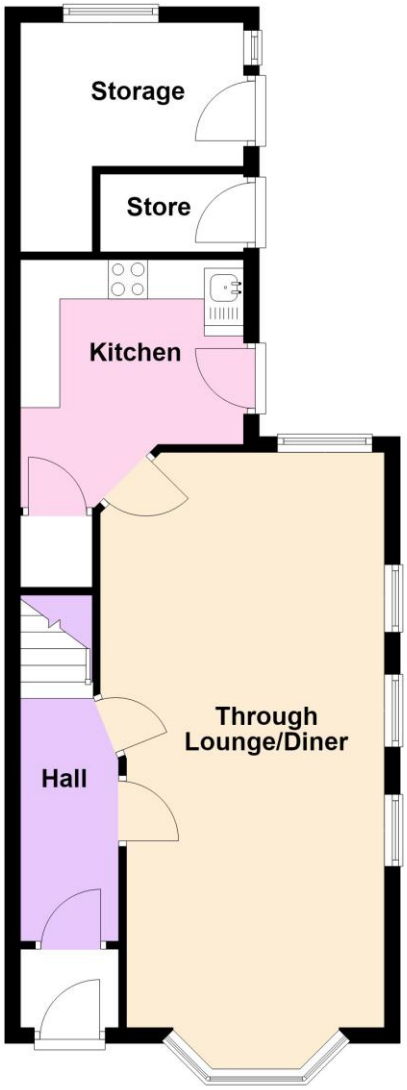
Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure
We have reviewed the Land Registry title and understand the property to be held on a leasehold basis, for the residue of a 999-year term commencing on 1st November 1963. This information is provided in good faith and should be independently verified by the purchaser's solicitor as part of the conveyancing process.



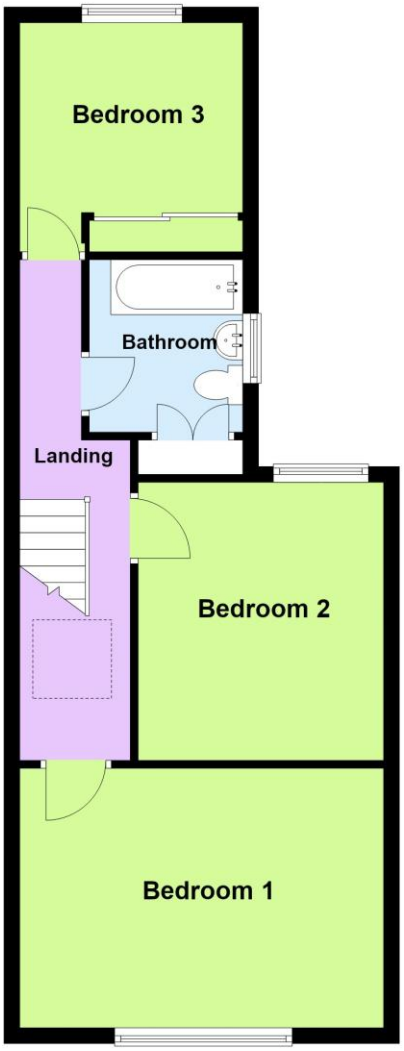
Ground Floor

Approx. 49.8 sq. metres (535.8 sq. feet)

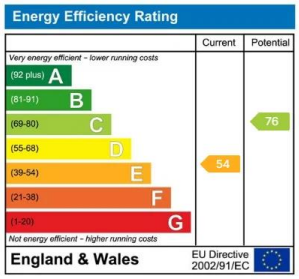


First Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



Total area: approx. 98.6 sq. metres (1061.0 sq. feet)









Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.