



**McGUIRE**  
ESTATE AGENTS

3 Bed Semi-Detached

**£220,000**



## Montrose Drive , Churchtown, Southport, PR9 7JA

A beautiful semi detached, tastefully presented family home in a sought after residential location. The accommodation briefly comprises; entrance hall, lounge, dining room, conservator and kitchen to the ground floor, with three bedrooms and modern family bathroom to the first floor. There is off street parking to the front and well maintained garden to the rear which houses the garage this plumbed for washing machine dryer.

## Key Features

Three bedroom semi detached

Lounge

Dining Room

Conservatory

Garage

Fully double galzed

Gas central heating

## Ground Floor

**PORCH** - Upvc double glazed double doors leading...

**HALLWAY** - Access to all ground floor rooms, understairs storage cupboard, radiator.

**LOUNGE** - 12' 1" x 14' 9" (3.7m x 4.52m) Upvc double glazed bay window to front, living flame gas fire with feature surround, radiator.

**DINING ROOM** - 11' 11" x 13' 8" (3.65m x 4.2m) Upvc double glazed windows and door leading to conservatory, wall mounted feature fire, radiator.

**CONSERVATORY** - 12' 7" x 10' 0" (3.86m x 3.06m) Upvc double glazed window to to sides and rear, French doors leading to rear garden, radiator.

**KITCHEN** - 7' 3" x 12' 5" (2.23m x 3.81m) Upvc double glazed window to rear and door leading to side. Fitted with a modern range of wall and base units with matching worktops, integrated 5 ring gas hob and double oven. Integrated dishwasher, fridge freezer and stainless steel sink.

## First Floor

**LANDING** - Upvc double glazed window to side, loft access.

**MASTER BEDROOM** - 15' 11" x 11' 9" (4.86m x 3.59m) Upvc double glazed bay window to front, fitted wardrobes, radiator.

**BEDROOM TWO** - 14' 0" x 10' 10" (4.28m x 3.32m) Upvc double glazed window to rear, radiator, fitted wardrobes.

**BEDROOM THREE** - 9' 0" x 7' 4" (2.75m x 2.25m) Upvc double glazed window to rear, radiator.

**BATHROOM** - 7' 6" x 6' 9" (2.3m x 2.08m)

**SEPARATE WC** - Upvc double glazed window to side, low level WC, wash basin.

## Exterior

**OUTSIDE** - To the front is mainly laid with slate for ease of maintenance and off road parking. Side access to rear garden.

Rear garden is a sunny and mainly laid to lawn with borders and a range of plants and trees with raised timber decking.

Garage with single door, plumbed for washing machine and dryer.

## Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			70
Not energy efficient - higher running costs			
England & Wales		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



