



Lexton Drive, Churchtown, Southport, PR9



3



1



2

£250,000

- Beautiful Semi-Detached Property
- Prime Churchtown Village Location
- Move Straight in with Endless Potential
- Excellent Scope to Extend (STPP)
- Exceptional Long Rear Garden
- Range of Powered Outbuildings
- Leasehold
- EPC rating C



Situated within the highly sought-after village of Churchtown, this fantastic three-bedroom semi-detached family home offers an exciting opportunity for buyers seeking a property they can move straight into whilst adding their own personal style over time.

The accommodation is well-proportioned throughout, providing bright and spacious living areas that have been lovingly maintained, making it ideal for a variety of buyers. The home offers excellent potential to modernise to individual tastes, allowing the next owner to truly make it their own.

To the first floor, the property boasts three well-appointed bedrooms, including two generous double bedrooms offering comfortable accommodation for family living. The third bedroom is currently utilised as a home office and benefits from substantial fitted storage, however, could equally serve as a comfortable single bedroom. All the bedrooms are serviced via a family bathroom and separate WC adding practicality or the option to knock through making a impressive family bathroom.

Externally, the property continues to impress with a generous driveway providing ample off-road parking, together with an attractive frontage that offers excellent kerb appeal.

To the rear is a beautifully established and private garden, creating a peaceful outdoor retreat. The mature planting, feature pond and thoughtfully landscaped surroundings provide a wonderful space to relax or entertain. A real standout feature is the selection of versatile outbuildings, all benefiting from power, making them ideal as workshops, hobby rooms, home offices or additional storage. There is also a chicken coop, perfect for those looking to embrace a more self-sufficient lifestyle or simply enjoy keeping chickens.

The generous plot also presents excellent scope to extend the property (subject to the necessary planning permissions), with ample garden remaining, making it an ideal option for buyers looking for a home that can grow with their family's needs without significantly compromising the outdoor space.

Located just a short stroll from the heart of Churchtown Village, residents can enjoy a fantastic selection of independent cafes, restaurants, bars and local shops, whilst excellent schools, transport links and the picturesque Botanic Gardens are all close by.

Early viewing is highly recommended to fully appreciate the space, potential and exceptional outdoor setting this wonderful home has to offer.

Additional Information

Leasehold - 999 years from 1 June 1935

Lease Term Remaining BETA

908 years

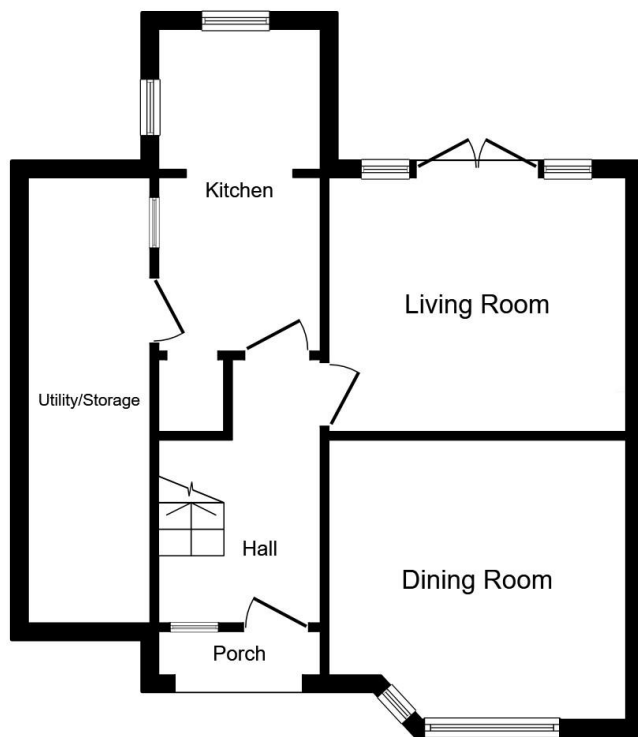
Ground Rent charged at £7.56 per quarter

Disclaimer

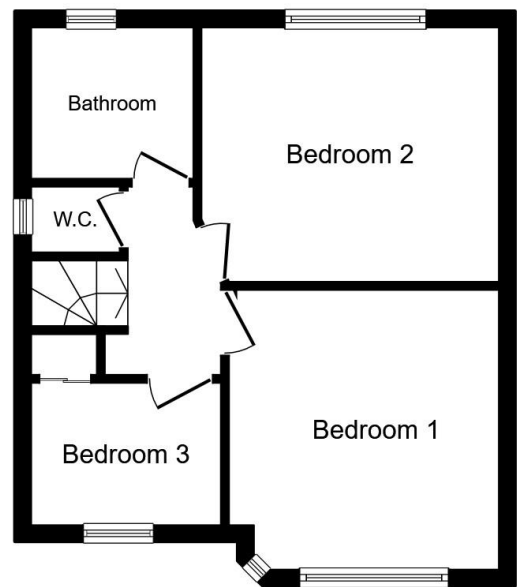
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





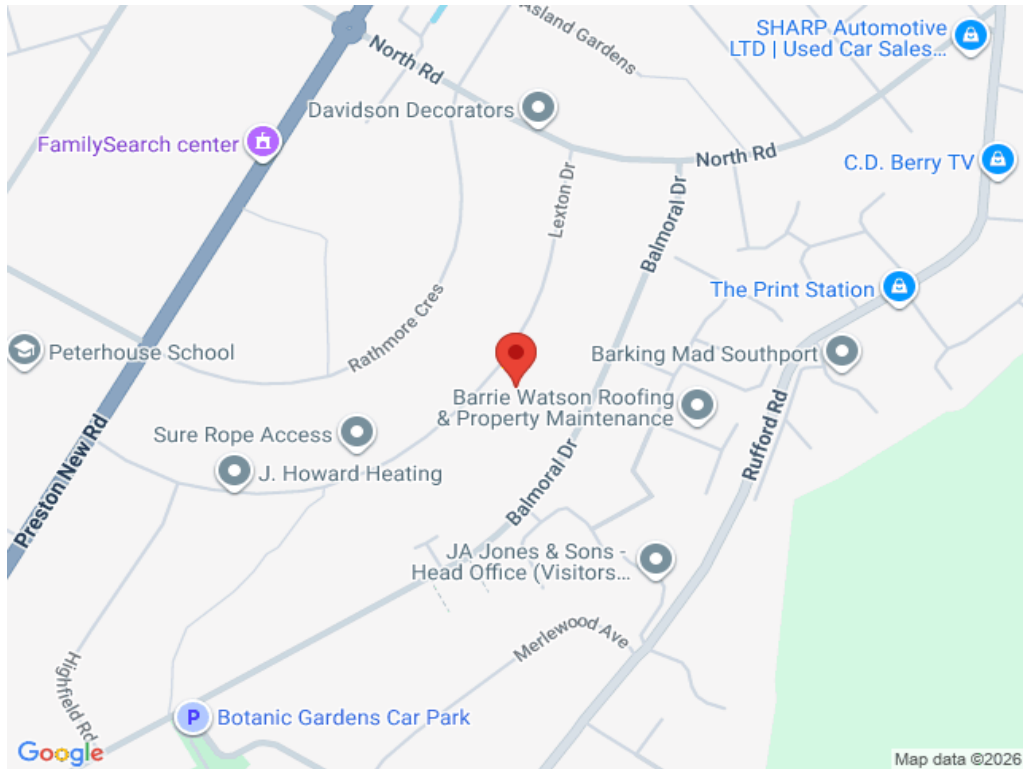


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 northwood

Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com