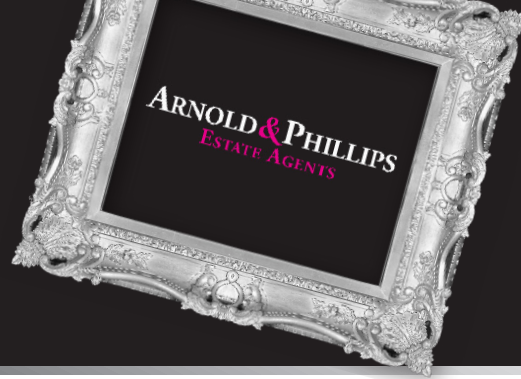


# 19 Fine Janes Way

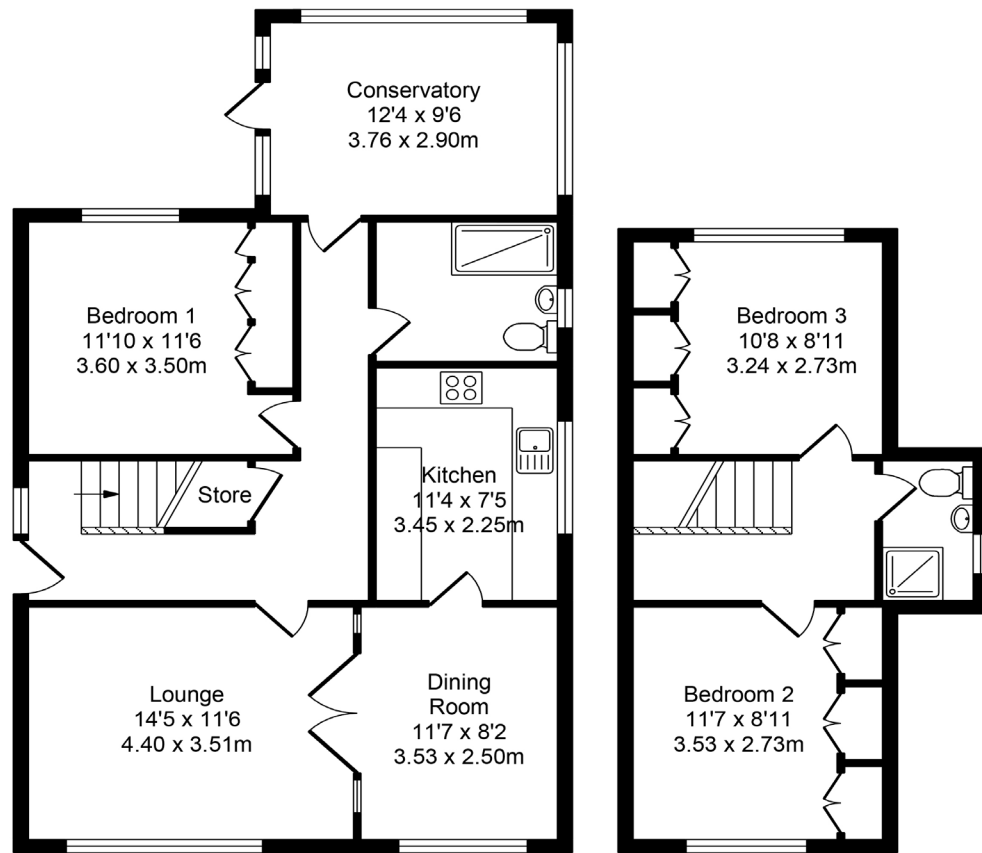


# 19 Fine Janes Way, Churchtown Southport PR9 7RH



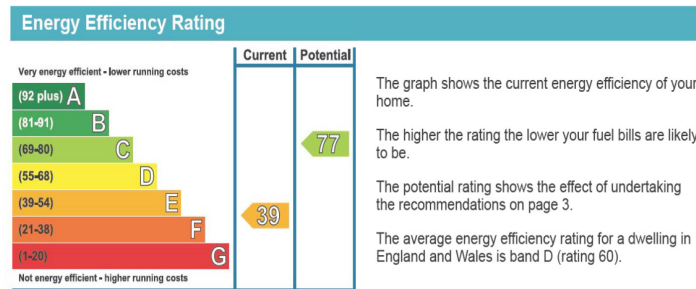
19 Fine Janes Way  
Total Approx. Floor Area 1170 Sq.Ft. (108.72 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



Approx. Floor Area 823 Sq.Ft (76.50 Sq.M.)

Approx. Floor Area 347 Sq.Ft (32.22 Sq.M.)



01704 778668  
enquiries@arnoldandphillips.com

arnoldandphillips.com

Asking Price £210,000

arnoldandphillips.com

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**We are pleased to present** to the market this well presented 3 bedroom detached property. Offered for sale with immediate vacant possession, this deceptively spacious property should be viewed to appreciate the plan and proportion of the accommodation offered within. Offering in excess of 1170 sq ft this property would suit purchasers who are wishing to downsize but nervous they will not settle into bungalow lifestyle but with the benefit of a further 2 further bedrooms and shower room on the first floor this provides the perfect solution to still having space when required for guests etc;

Situated in a sought after residential area amidst similar properties just off Moss Lane in Churchtown, the property offers an ideal location at the head of a cul-de-sac with views over the Old Links Golf Course to the side. With nearby local amenities and buses providing access to the town centre and with Churchtown village being a short stroll away, there is nothing to dislike about this property or its location.

Warmed by a system of gas central heating served by a combination boiler and benefitting from UPVC double glazing, the accommodation comprises: L-shaped entrance hall with useful understairs storage cupboard, good sized lounge to front with glazed doors leading to dining room, from there this leads thru to the kitchen which is fitted with a range of wall and base units complimenting work surface with tiled walls, electric oven, hob and extractor, wall mounted central heating boiler, single drainer sink unit and UPVC double glazed window to side with views of the Golf Course. There is a bedroom to the ground floor with fitted wardrobes and modern fully tiled shower room which we understand is 2 years old, walk-in shower, vanity wash hand basin and wc, chrome towel rail/radiator and UPVC double glazed window to side. There is a UPVC double glazed conservatory to the rear of the property with fitted blinds to windows and roof. On the first floor, one will find 2 further bedrooms (both with fitted wardrobes) and furthermore a useful shower room with shower cubicle, wash hand basin and low level wc.

Externally, the property offers low maintenance paved gardens to front providing off road parking space and access to carport and detached garage, the rear garden also paved with shrub and hedge borders.

An internal viewing of this delightful property is highly recommended as rarely do these properties come to the market.









