



**72 Rathmore Crescent, Churchtown,  
Southport, PR9 8PW  
£235,000 Subject to Contract**

This deceptively spacious three-bedroom semi-detached family house is situated on Rathmore Crescent, a popular residential road conveniently located for the historic village of Churchtown. The property is ideally placed for a wide range of local amenities, including independent shops, restaurants, bars and speciality retailers, together with a choice of well-regarded primary schools within approximately half a mile. The A565 is also readily accessible, providing useful commuter links throughout the surrounding area. Internally, the accommodation is well presented throughout and provides an excellent blank canvas for a purchaser to personalise to their own tastes. A generous entrance hall leads through to a spacious through lounge and dining room, together with a breakfast kitchen enjoying an outlook towards the rear garden. To the first floor there are three bedrooms and a family bathroom with WC. Outside, off-road parking is available to the front, while the established and mature rear gardens are a particular feature of the property, offering an attractive and private setting with plenty of potential for families, entertaining or simply enjoying the outdoor space. Early viewing is most definitely recommended to fully appreciate the size, setting and potential this appealing family home has to offer.

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*Southport's Estate Agent*

**Entrance Hall**

Generous entrance hall with turned staircase to first floor, handrail and twin newel posts. Useful cupboard access to understairs and opaque Upvc double-glazed window to side. Picture rail and door leads to...



**Through Lounge/Diner - 6.76m x 3.3m (22'2" into bay x 10'10" into recess)**

Upvc double-glazed bay window to front with dual aspect and further window overlooking the gardens to rear. Gas fire with wall-mounted back boiler serving the central heating system. Wall light points and picture rail. Open plan to dining area off the lounge, with door leading to...



**Breakfast Kitchen - 4.39m x 2.21m (14'5" x 7'3")**

Upvc double-glazed window overlooking the gardens to rear and door leading via the side of the property to the rear garden. Range of base units incorporating cupboards and drawers, with matching wall cupboards, corner display shelving and working surfaces with single-bowl sink unit, mixer tap and drainer. Space available for freestanding fridge, plumbing for washing machine and space for cooker to one wall.



**First Floor Landing**

Double-glazed window to side.

**Bedroom 1 - 3.71m x 3.3m (12'2" into bay x 10'10")**

Double-glazed window.

**Bedroom 2 - 3.07m x 3.3m (10'1" x 10'10")**

Upvc double-glazed window overlooking the rear of the property.



**Bedroom 3 - 2.11m x 2.18m (6'11" x 7'2")**

Upvc double-glazed window.

**Bathroom/WC - 2.18m x 2.11m (7'2" x 6'11")**

Opaque Upvc double-glazed window. Three-piece suite comprising low-level WC, pedestal wash hand basin and twin-grip panel bath. Midway wall tiling and airing cupboard housing hot water cylinder.



**Outside**

The gardens are established and mature to both the front and rear. Flagged driveway access provides off-road parking for numerous vehicles, together with a shaped lawn and further well-stocked borders containing a variety of plants, shrubs and trees. Secure timber side-gated access leads to the rear of the property and a detached timber-built garage. The garage measures **16'10" x 8'1"** with electric light and power supply. The rear garden is a most definite feature of the property, being enclosed, well screened and not directly overlooked. Predominantly laid to lawn with a variety of established plants, shrubs, trees and fruit trees, creating an attractive outdoor space perfect for family use and entertaining.

**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.

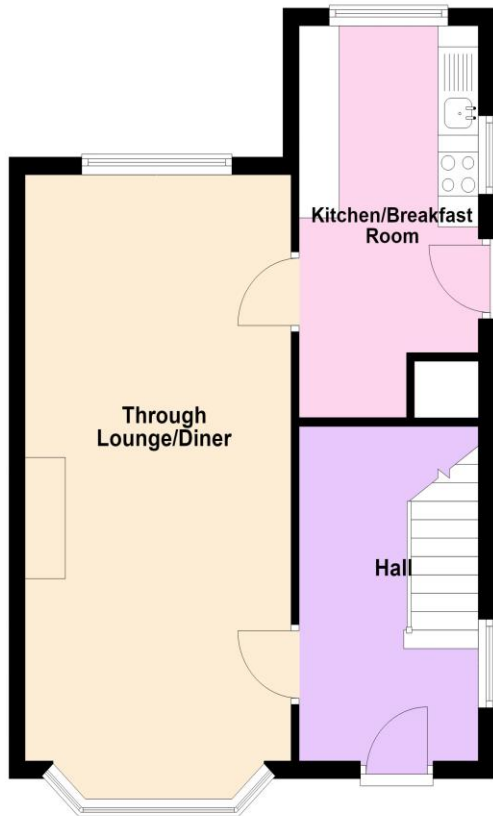
**Tenure**

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



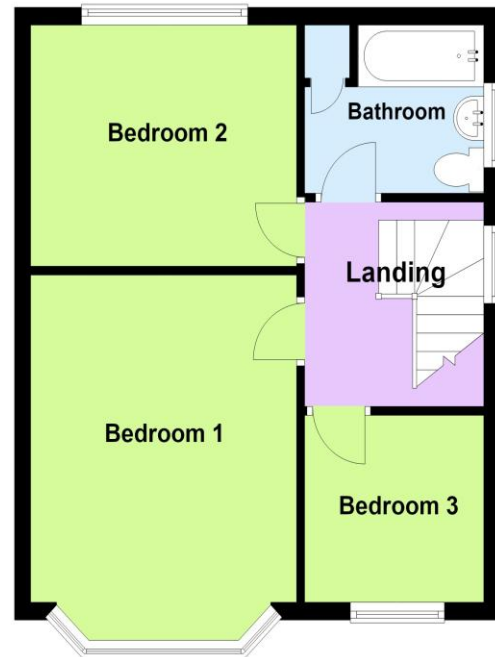
## Ground Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



Total area: approx. 78.7 sq. metres (847.3 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.