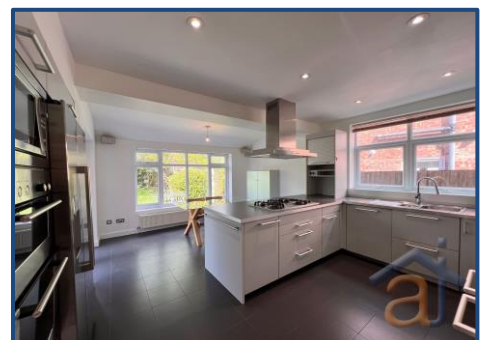
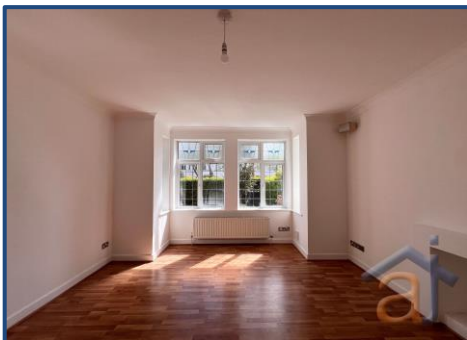


## Churchgate, Southport, PR9 £2100



### KEY FEATURES:

- Detached Home • Four Bedrooms • Modern Kitchen • Four Piece Bathroom • Spacious Driveway with Electric Car Charger • Downstairs WC • Close to Local Amemeties • Close Proximity to Churchtown Village •

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## Property Description

Welcome to this stunning detached four-bedroom home, now available for rent and ready for immediate occupancy. Ideally located close to local amenities and the charming Churchtown Village, this property offers both comfort and convenience in a highly sought-after location. With spacious living areas, a modern kitchen, and a beautifully landscaped garden, this home is perfect for those seeking a stylish and functional living space. With easy access to nearby shops, schools, and transport links, this property provides everything you need for modern living, all within a peaceful and private setting. Don't miss the opportunity to make this fantastic home yours!



## Rooms

### Front

The front of the property offers a charming and secure first impression, with a beautifully crafted feature wooden gate that adds both privacy and character. The expansive, paved driveway provides ample space for multiple cars, ensuring convenience and ease of parking. A well-maintained grassy area enhances the curb appeal, offering a lush, green contrast to the hard landscaping. There is also convenient access to the rear garden via a side path, making it easy to move between the front and back of the property. Whether you're hosting guests or simply enjoying the outdoors, this front space offers both functionality and aesthetic appeal.



### Entrance Hallway

The inviting entrance hallway is beautifully designed with sleek laminate flooring that adds a touch of modern elegance. The crisp white painted walls create a bright and airy feel, enhanced by a stylish feature pendant light that casts a warm and welcoming glow. A gas central radiator ensures comfort throughout the year, while a convenient under-stair cupboard provides valuable storage space, perfect for keeping everyday essentials neatly tucked away.



### Living Room

The spacious and stylish living room is bathed in natural light, thanks to a charming bay window that offers a delightful view of the front of the property. Beneath the window, a gas central radiator provides warmth and comfort, making this space perfect for cozy evenings. The sleek laminate flooring complements the crisp white painted walls, creating a fresh and modern ambiance. A pendant light hangs at the center of the room, adding a touch of elegance and character. With its generous layout, this inviting space is ideal for relaxing, entertaining, or personalising to suit your lifestyle.



### Dining Area

This versatile reception room offers the perfect space to be used as either a cozy second living area or a stylish dining room. Large patio doors open up to the rear garden, allowing natural light to flood the space and creating a seamless indoor-outdoor flow—ideal for entertaining or relaxing with a view of the greenery. The doors are fitted with elegant curtains, providing both privacy and the option to filter in soft, natural light. The modern laminate flooring complements the crisp white painted walls, giving the room a fresh and airy feel. Whether you envision a formal dining setting, a casual family lounge, or a home office, this room adapts effortlessly to suit your needs.

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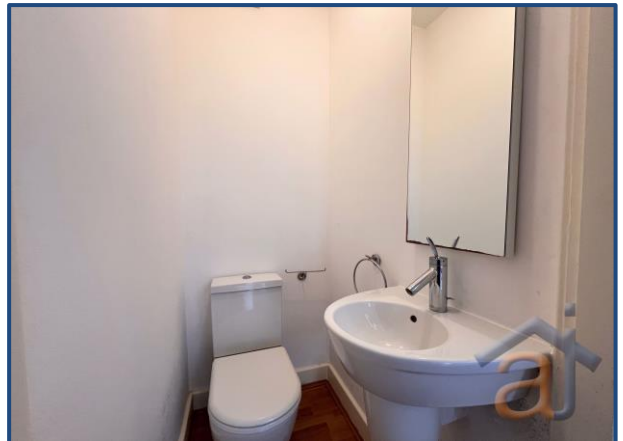
## Kitchen

This beautifully designed modern kitchen offers both style and functionality, making it the perfect space for cooking, dining, and entertaining. Featuring sleek white wall and base units, the kitchen provides ample storage while maintaining a clean and contemporary aesthetic. High-end integrated appliances, including a fridge, and dishwasher, add convenience and efficiency. A double bowl sink with a drainer is positioned beneath a well-placed window, allowing natural light to stream in while offering a pleasant view of the side of the property. The kitchen is fully equipped with an oven, grill, and integrated microwave, making meal preparation effortless. The durable tiled flooring complements the crisp white painted walls, creating a bright and airy feel. At the heart of the room, a dining table with chairs provides a comfortable space for family meals or entertaining guests. Large windows behind the dining area offer stunning views of the garden, enhancing the sense of openness and connection to nature. Patio doors lead directly into the rear garden, making outdoor dining and summer gatherings even more enjoyable. This well-appointed kitchen truly combines practicality with elegance, making it the perfect space for modern living.



## Downstairs WC

The downstairs toilet is a practical and stylish addition to the home, offering convenience for both residents and guests. It features a modern toilet and a sleek sink, complemented by a fitted mirror that enhances the sense of space and light. The crisp white painted walls create a clean and fresh atmosphere, making the room feel bright and airy. Thoughtfully designed, this space is both functional and elegant, ensuring comfort and ease of use on the ground floor.

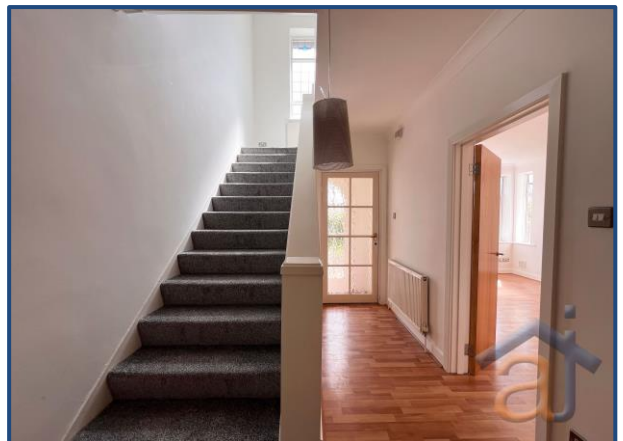


## Store Room

Step into a thoughtfully designed utility space that adds both function and convenience to your daily living. This tiled room is more than just a store room — it's a fully equipped utility area featuring a washing machine and dryer, making laundry day a breeze. An ironing board is also provided, perfectly suited for quick touch-ups or full laundry sessions. The room's sleek tiled flooring makes for easy cleaning and a modern touch, while the integrated boiler is neatly housed here, ensuring efficient heating throughout the property. Whether you're storing household essentials or looking for a practical workspace for laundry and chores, this versatile room has you covered.

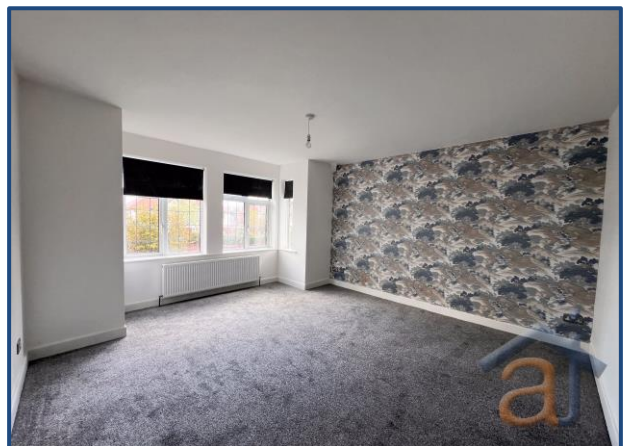
## Master bedroom

The master bedroom is a spacious and beautifully designed retreat, offering both comfort and style. Soft, plush fitted gray carpets add warmth underfoot, complementing the crisp white painted walls. A stylish accent wallpapered wall adds a touch of character and elegance, making the space feel inviting and sophisticated. A charming bay window at the front of the property allows natural light to fill the room, creating a bright and airy ambiance. The window is fitted with sleek blinds for privacy and light control, while a gas central radiator positioned below ensures a cozy atmosphere all year round. A pendant light hangs in the center of the room, adding a focal point and enhancing the room's modern appeal. With ample space for a large bed and additional furnishings, this master bedroom provides the perfect setting for relaxation and restful nights.



## Second Bedroom

The second bedroom is a bright and inviting space, perfect for use as a guest room, home office, or a stylish personal retreat. Positioned at the back of the property, the room benefits from plenty of natural light, creating a warm and airy ambiance. Soft gray fitted carpets provide a cozy and modern touch underfoot, complementing the crisp white painted walls for a fresh and contemporary feel. A gas central radiator ensures comfort throughout the year, while a centrally positioned pendant light adds a stylish focal point. With ample space for a bed, wardrobe, and additional furnishings, this versatile room offers the perfect blend of comfort and functionality, making it an ideal space to suit a variety of needs.



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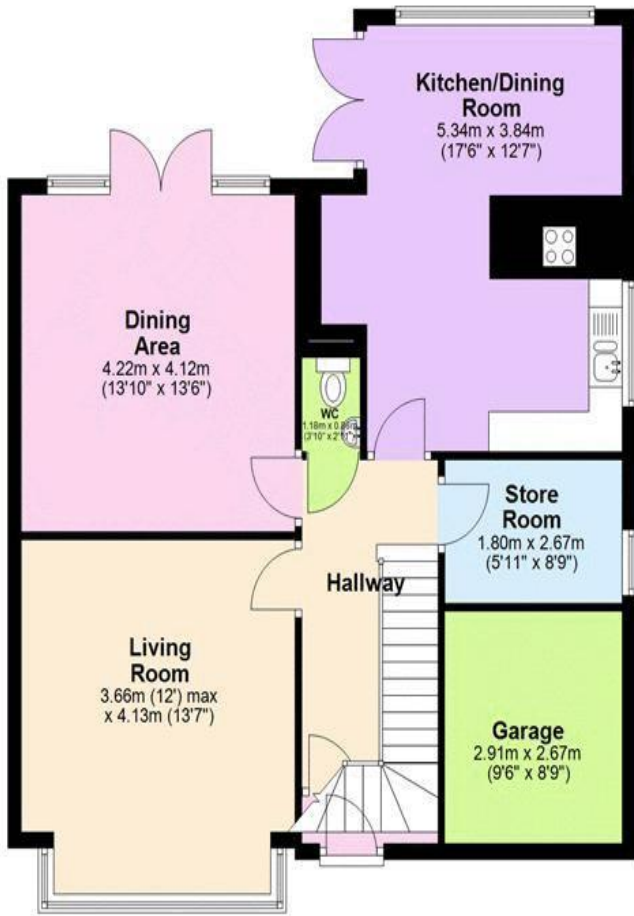
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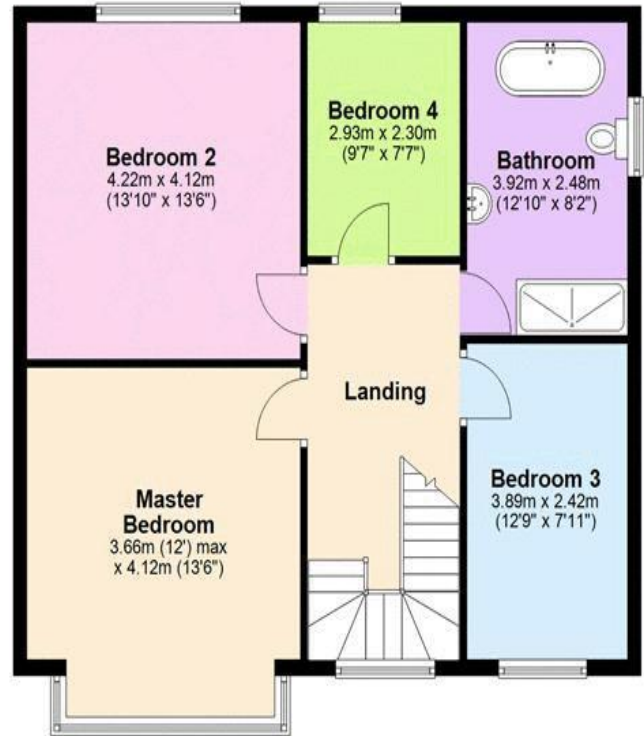
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Ground Floor



First Floor



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

## Additional Information

EPC: D

Council Tax Band: F

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at [www.ajestateagents.co.uk](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

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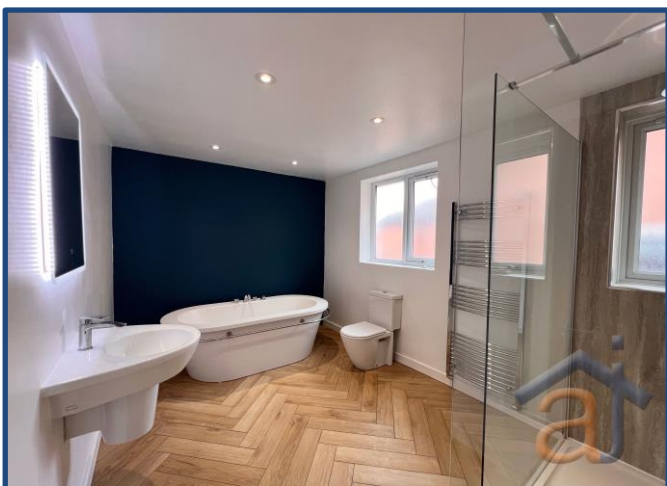
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