

**For Sale**

**Moss Lane, Churchtown, PR9 7QS**



**£375,000 - Under Offer**

## **3 bedroom Detached Bungalow**

- ✓ **Superb '3' Bed Bungalow**
- ✓ **Spacious Lounge/Diner**
- ✓ **Sought After Location**
- ✓ **No Chain Delay**
- ✓ **Three Great Size Bedrooms**
- ✓ **Spectacular Views**
- ✓ **Viewing Absolutely Essential**
- ✓ **EPC Band Rating C**



## Description

Introducing a beautiful three-bedroom bungalow located in Moss Lane, a sought after area due to its proximity to the wonderful Churchtown village. From the moment you arrive, the landscaped front exterior sets the tone for the property. As you make your way to the right-hand side of the house, you'll find a well-maintained paved driveway leading to the rear garage. As you look outwards, you'll be met with stunning views of fields planted with sapling trees destined for garden nurseries.

Inside the property, you'll be greeted by a bright entrance hallway and to your immediate right you'll enter into a spacious lounge diner that spans the width of the house, offering stunning views over the fields to the front and rear. The three bedrooms are generously sized, perfect for a family or individuals seeking space. The property also boasts a modern shower room and a separate toilet.

The bright kitchen offers ample space for cooking and storage and also gives access to the fully landscaped rear garden which is a standout feature of the property, complete with stunning shrubs within the borders, providing a peaceful oasis to relax in. This property is perfect for those seeking a home with a tranquil feel, without compromising on comfort and style. Don't miss out on the opportunity to make this your next home!

We would advise early inspection of this property and would ask, in the first instance, that you call our Southport office on 01704 564163.

## Location

Leave Bailey Estates Southport office and head north along Lord Street until you arrive at the Fire Station roundabout. Take the third exit and head up Manchester Road. Continue along Manchester Road up and over the brow of the hill to the traffic lights and onto Roe Lane. Continue for the full duration of Roe Lane until you arrive at the roundabout. Take the second exit which takes you into Moss Lane and the property can be easily found on the right hand side as you take the bend and see the fields on the left.

## Ground Floor

**Entrance Hallway - 18' 5" x 8' 10" (5.63m x 2.7m)**

**Reception Lounge - 20' 9" x 19' 0" (6.33m x 5.8m)**

**Kitchen - 11' 5" x 7' 6" (3.49m x 2.31m)**

**Master Bedroom - 12' 11" x 9' 6" (3.96m x 2.91m)**

**Bedroom 2 - 12' 11" x 9' 6" (3.96m x 2.92m)**

**Rear Bedroom 3/Home Office - 10' 11" x 9' 7" (3.33m x 2.94m)**





**Family Shower Room - 6' 5" x 5' 4" (1.97m x 1.63m)**

**Separate Cloak/WC - 6' 5" x 2' 6" (1.97m x 0.78m)**



## Floorplans

GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms or any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council tax Banding - E  
Local Authority - Sefton Council

Tenure:TBC

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.