



**48 Cambridge Road, Churchtown,
Southport PR9 9PP
£875,000 Subject to Contract**



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Southport's Estate Agent

A quite outstanding, individual, triple fronted detached house providing family accommodation of considerable character. The property is situated in a sought-after location convenient for Hesketh Park and the many facilities of Churchtown Village which include a number of restaurants, wine bars, specialty shops together with The Botanic Gardens. Local primary and secondary schools are also nearby and the main facilities are located at the Southport Town Centre. The extensive family accommodation is planned over four levels and is installed with both gas central heating and Upvc double glazing. This accommodation briefly includes; entrance hall, lounge, dining room, sitting room, dining kitchen and office, on the lower ground floor there is a home cinema room, home office, utility room, gym and wc. There are four bedrooms on the first floor, the main bedroom having an en suite bathroom and dressing room, the second bedroom also has an en suite shower room and there is a feature bathroom and separate wc. On the second floor, there are two further bedrooms and are arranged as 'Bed sitting rooms' and their own lounge/study areas with steps up to a sleeping area. The gardens are a particular feature, there is off-road parking to the front for numerous vehicles and the south-facing rear garden has a raised balcony/deck, evening patio, extensive lawn and borders and an astroturf/basketball/football pitch. In addition to the many facilities of the property, sky tv cabling is available to most rooms including the patio areas. Properties of this calibre are rarely offered for sale and an early viewing is essential.

Enclosed Vestibule - Outer door with circular window. Tiled floor.

Entrance Hall - Inner door with arched stained glass and leaded window, feature stained glass and leaded side windows with Upvc double glazed over windows, ornate coving. Marble floor with underfloor heating, stairs to the first floor with handrail, spindles and ornate newel post, marble edging and low level lighting.

Lounge - 17'5" x 22'11" 5.31m x 6.99m

Wood strip floor, Upvc double glazed and leaded bay window. Centre fireplace with Minster style surround and hearth, open interior, living flame log effect gas, open to both sides with a basket style grate. Decorative coving and ceiling rose, plate rail, and twin arches continue to the rest of the lounge with wood strip flooring, Upvc double glazed and leaded double doors to a balcony overlooking the front garden.

Dining Room - 21'4" x 14' 6.50m x 4.27m

Upvc double glazed and leaded bay window, two feature stained glass and leaded oval side windows, Upvc double glazed over windows. Louis style marble fire surround with marble interior and hearth, living flame coal effect gas fire with a basket style grate. Decorative coving and ceiling rose, marble floor.

Inner Hall - Staircase to the lower ground floor, feature Upvc double glazed and leaded window. Understairs storage. Marble flooring with underfloor heating.

Sitting Room - 18'2" x 13'5" 5.54m x 4.09m

Upvc double glazed and leaded windows and French doors to balcony overlooking the rear garden. Marble flooring. Attractive cast iron fire surround, open for coal fire.

Breakfast Kitchen - 13'2" x 17'2" 4.01m x 5.23m

White Butler sink unit with waste disposal unit and mixer tap, an extensive range of base units with cupboards and drawers, wall cupboards, glazed china cupboards, wine rack and granite working surfaces incorporating drainer. Recess to chimney breast with gas-fired AGA, integrated dishwasher, recessed spotlighting, bench seating, and Upvc double glazed and leaded double doors to a large balcony, (measuring 17'0" x 7'10" 5.2m x 2.4m) with composite decking, lighting, wrought iron railings and a spiral staircase leading to the rear garden.

Study - 15'2" x 8' 4.62m x 2.44m

Wood flooring, extensively fitted with corner desk, drawer units, wall cupboards, display and book shelving, Upvc double glazed and leaded window to rear, Open plan to kitchen.



Games/Garden Room - 8'4" x 13'1" 2.54m x 3.99m

Marble floor, Upvc double glazed and leaded windows and double french doors leading to the rear garden. Double doors to....

Home Cinema - 30'4" x 12'3" 9.25m x 3.73m

Wall light points, recessed lighting. Leaded window.

Inner Hall - Marble flooring, recessed spot lighting.

Cloakroom - 2'8" x 9'4" 0.81m x 2.84m

Tiling to walls and floor, wash hand basin, low level Wc, recessed spot lighting.

Gym - 12'7" x 15' 3.84m x 4.57m

Woodgrain laminate flooring, recessed spotlighting, mirrors to walls, door to further storage/workshop room with potential to convert to sauna or shower room.

Home Office - 13'10" x 14'5" 4.22m x 4.39m

Woodgrain laminate flooring, wall light points, Upvc double glazed patio doors and side screen to rear garden.

Utility Room - 17'10" x 7'7" 5.44m x 2.31m

Tiled walls and floor, single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards, and working surfaces. Plumbing for washing machine, dryer, two gas central heating boilers supplying the central heating and hot water throughout the property. Upvc double glazed french double doors to the rear garden.

First Floor Landing - Marble flooring with under floor heating, half landing with marble floored seating area, double glazed and leaded windows overlooking the rear garden.

Master Bedroom - 17'6" x 14' 5.33m x 4.27m

Upvc double glazed and leaded bay window. Woodgrain laminate flooring. Attractive period fireplace with decorative cast ironed and tiled interior, living flame gas fire and archway to....

Dressing Room - 10'5" x 7'1" 3.18m x 2.16m

Woodgrain laminate flooring. Upvc double glazed and leaded window to the front garden.

En Suite Bathroom - 13'4" x 8' 4.06m x 2.44m

Upvc double glazed and leaded window with plantation shutters. Double ended deep bath, twin bowl vanity wash hand basins, low-level Wc, large step-in shower enclosure with thermostatic handheld and rain head showers, chrome towel rail/radiator, recessed spotlighting. extractor. Tiled floor.

Bedroom 2 - 17'4" reducing to 13' x 14' 5.28m reducing to 3.96m x 4.27m

Upvc double glazed and leaded bay windows.

En Suite Shower Room - 4' x 7'8" 1.22m x 2.34m

Tiled floor, part tiled walls, white suite including vanity wash hand basin with cupboards below, low-level Wc, large step in shower enclosure with thermostatic hand held and rain head showers, chrome towel rail/radiator, recessed spotlighting, Upvc double glazed window.



Bedroom 3 - 13' x 14' 3.96m x 4.27m

Woodgrain laminate flooring. Upvc double glazed and leaded windows overlooking the rear garden.

Bedroom 4 - 10'5" x 10'7" 3.18m x 3.23m

Upvc double glazed and leaded window to the front garden. Woodgrain laminate flooring, attractive period fire surround.

Bathroom - 12'3" x 12'3" 3.73m x 3.73m

Large open walk-in shower with twin shower heads, body jets, hand-held shower, pedestal wash hand basin, large, recessed jacuzzi bath with mood lighting above and fitted tv system. Upvc double glazed window, period cast iron fire surround with tiled hearth and living flame gas fire. Chrome towel rail/radiator. Recessed spotlighting. Feature tiling to walls and floor, with underfloor heating, cupboard housing large hot water cylinder.

Wc - 7'10" x 4'1" 2.39m x 1.24m

Upvc double glazed and leaded window, wash hand basin, Wc, feature tiling to walls and floor.

Bedroom 5 - 11'4" x 8'6, 3.45m x 2.59m and 8' x 8'3", 2.44m x 2.51m

Upvc double glazed and leaded windows to the rear. Woodgrain laminate flooring, double doors to a walk-in closet with steps up to a sleeping area measuring 8' x 8'3", laminate flooring and double glazed velux window.

Bedroom 6 - 12' x 11'7" , 3.66m x 3.53m and 8' x 8' , 2.44m x 2.44m

Laminate flooring, Upvc double glazed and leaded windows to front, steps up to sleeping area measuring 8' x 8'. 2 'Velux' double glazed windows.

Shower Room - 5' x 5'8" 1.52m x 1.73m

Step in shower enclosure with 'Triton' electric shower and low level Wc, velux window.

Outside - The mature gardens are a feature of the property and complement this fabulous family house. The house is well-screened from the road with hedging and trees, having loose stone parking for numerous vehicles, lawn and borders, wall lighting, and a carport to the side of the property. The delightful and mature rear garden, which is generally south facing, is planned with an extensively paved patio with inset spotlighting, lawn, magnolia tree, raised patio area with ornamental walling, and power supply for lighting and exterior heating. Ornamental pond, rockery, borders stocked with a variety of mature shrubs and plants, Timber shed. Astro turfed football/basketball pitch with flood lighting.

Council Tax - Sefton MBC, Council Tax band G.

Tenure - The tenure of the property is Freehold.



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