



64 Beresford Drive, Churchtown, PR9 7LQ
£415,000
'Subject to Contract'



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Southport's Estate Agent

Situated close to the charming and historic Village of Churchtown sits this immaculate five-bedroom semi-detached family house. The property is finished to the highest of standards throughout offering generous, extended living accommodation! The main entrance hallway offers ground floor Wc and leads to dining room, principal lounge and conservatory. The modern style kitchen opens to rear garden and offers a range of integral appliances. A most definite feature of the accommodation has to be the rear Annexe extension, perfect for an independent relative or teenager suite! Private access is available to both side and rear of the main property leading to a modern kitchen, shower room, bedroom and lounge/diner opening to delightful gardens at the rear. To the first floor of the main property there are three bedrooms and a modern style family bathroom suite. Fixed stairs lead to the second-floor guest bedroom including en-suite shower room and additional storage. The 'South Facing' gardens are a definite feature, private enclosed and well very established. There is also off-road car parking to front for numerous vehicles. This affluent location is in close proximity to many prestigious golf courses together with historic Churchtown Village including a wealth of boutique, specialty shops and a range of individual bars and restaurants. There are also a number of popular Primary & Secondary Schools in the vicinity.

Open Entrance Vestibule

Tiled flooring. External and electric wall point. 'Rock' internal door leads to...

Entrance Hall

Generous in size with turned staircase to First Floor including handrail, spindles and newel post. Useful access to under stairs storage cupboard and door leads to separate WC including opaque UPVC double-glazed side window, low level WC and vanity wash hand basin with mixer tap and tiled splash back. Traditional space panelling exists to plate rail and UPVC double-glazed window to front via recess. LED recessed spotlighting and doors lead to main accommodation.

Dining Room - 4.27m into bay x 3.61m into recess (14'0" into bay x 11'10" into recess)

UPVC double-glazed bay window to front of property, living flame gas fire with painted wooden fire surround including interior and hearth.

Sitting Room - 4.11m x 3.48m into recess (13'6" x 11'5" into recess)

Contemporary remote control electric fire with 'Quartz' surround and colour changing remote interior wall mounted to chimney breast. Solid oak flooring and UPVC double-glazed double doors lead to...

Conservatory - 4.22m x 2.51m into recess (13'10" x 8'3" into recess)

UPVC double-glazed double doors and windows provide access to enclosed garden at the rear. Solid oak flooring continues. Conservatory being centrally heated with the benefit of a ceiling fan and light point.

Kitchen - 4.37m x 2.74m into recess (14'4" x 9'0" into recess)

UPVC double-glazed door and window to rear garden. Kitchen arranged in a modern white gloss style with a number of built in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces. One cupboard houses wall mounted 'Glow worm' central heating combination style boiler system. One and a half-bowled sink unit with mixer tap and drainer, space is available for free-standing fridge/freezer, plumbing is available for washing machine and further space for range-style oven including tiled splash-back and canopy style extractor hood above. There is also plumbing for dishwasher. Tile effect flooring, part wall tiling and LED recessed spotlighting.

Annexe Accommodation

The adjoining annexe provides perfect accommodation to suit independent teenager or relative also enabling them to retain their own independence.

Inner Hall Access

With courtesy door to front of property and further recess opening to garden including 'Rock' internal door leading to main annexe Accommodation.

Kitchen - 3.66m x 1.52m (12'0" x 5'0")

UPVC double-glazed window to front, a range of modern built-in base units include cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Two-ring electric hob, wall mounted 'Main' central heating boiler system serving ancillary accommodation only, and plumbing is available for washing machine. There is space available for free-standing fridge/freezer and part wall tiling. Opening to...

Inner Hall

With access leading to main adjoining accommodation.

Shower Room/WC - 2.29m x 1.5m (7'6" x 4'11")

UPVC double-glazed side window, low level WC and pedestal wash hand basin with mixer tap, corner step in shower enclosure with plumbed in shower unit, tiled walls, extractor and recessed spotlighting.

Bedroom - 3.51m x 2.29m (11'6" x 7'6")

UPVC double-glazed side window, fitted wardrobe with vanity frontage and shelving.

Rear Lounge/Diner - 4.24m x 3.23m (13'11" x 10'7")

UPVC double-glazed sliding patio door opens to enclosed and established gardens at the rear.



First Floor Landing - Main Accommodation

Opaque UPVC double-glazed window to side, turned staircase provides access to Second Floor, complete with handrail, spindles and newel post. Picture rail.

Bedroom 1 - 4.29m into bay x 3.51m to rear of wardrobes (14'1" into bay x 11'6" to rear of wardrobes)

UPVC double-glazed bay window to front, attractive modern fitted wardrobes complete with hanging space, shelving, TV point and wall light points to one wall.

Bedroom 2 - 4.22m x 3.48m into recess (13'10" x 11'5" into recess)

UPVC double-glazed window overlooks rear of property.

Bedroom 3 - 2.62m x 2.24m (8'7" x 7'4")

UPVC double-glazed window.

Family Bathroom/WC - 3.15m x 2.36m (10'4" x 7'9")

Opaque UPVC double-glazed window with four-piece modern bathroom suite comprising of panelled bath with mixer tap and shower attachment, vanity wash hand basin incorporating low level WC with wall cupboards and vanity wall mirror and recessed spotlighting. Entry level shower enclosure and display recess to one wall with plumbed in thermostatic shower overhead and handheld shower attachment. Tiled walls with ladder style heated towel rail and recessed spotlighting.

Second Floor

With opaque UPVC double-glazed side window.

Bedroom 4 - 3.76m x 4.47m into recess inc. areas of reduced head height (12'4" x 14'8" into recess inc. areas of reduced head height)

Double-glazed sky lights to front and rear roof pitch. Built-in wall cupboards and wood-grain laminate style flooring is laid. Door leads to...

En Suite Shower Room/WC - 2.36m x 1.52m (7'9" x 5'0")

Three-piece suite comprising of low-level WC, vanity wash hand basin with mixer tap, tiled splash-back and step-in shower enclosure with 'Triton' electric shower, part wall tiling and extractor.

Outside

Flagged driveway to front provides off-road parking with loose crushed slate borders, access is available to adjoining Annexe Accommodation at the rear. The 'South-facing' rear garden, in the opinion of the Estate Agents, is a most definite feature of the property enjoying the sunny aspect with flagged patio and laid-to lawn, established and matured borders, not directly overlooked, with a variety of well-stocked plants, shrubs and trees. Rear patio area includes raised, well-stocked planters and wall trellis concealing timber garden shed and separate garden store. There is also a water feature to the rear.

Tenure

Freehold.

Council Tax

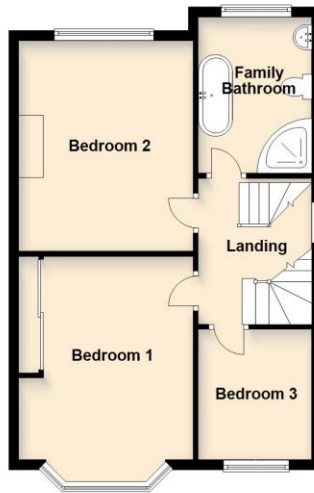
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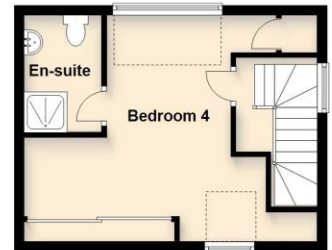
Ground Floor



First Floor



Second Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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