



**55 Sunny Road  
Churchtown, PR9 7LX, £425,000  
'Subject to Contract'**

A very rare opportunity has arisen to purchase this detached true bungalow which provides the perfect scope to modernise, extend and much improve to the new owners high and exacting specifications. The property is located to the head of Sunny Road cul-de-sac in the historic Village of Churchtown and accessed via a private road with garage to front. The extensive plot, formally used as Market Gardens from 1939 to 1945, offers established and mature grounds which are not directly overlooked and back onto the picturesque Botanical Gardens! The size of the outside space also lends itself perfectly for extension subject to the usual planning and building consents being obtained. The Village of Churchtown offers a wealth of shops, restaurants, wine bars and amenities. It is also well placed for a number of Primary & Secondary Schools with excellent Ofsted reports. A nearby bus service provides access to Lord Street and the Southport Town Centre.

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*Southport's Estate Agent*



### Enclosed Entrance Vestibule

UPVC double-glazed, double outer storm doors, tiled flooring with mat well and inner door with glazed, stained and leaded insert leading to...

### Entrance Hall

Picture rail, coving and loft access.

### Front Lounge

4.5m into bay x 3.66m (14'9" into bay x 12'0")  
UPVC double-glazed bay window with two further UPVC double glazed side windows, fireplace with tiled interior and fire surround, picture rail and coving.

### Sitting Room/Bedroom

4.5m into bay x 3.66m (14'9" into bay x 12'0")  
UPVC double-glazed bay window, two further UPVC double-glazed side windows and fireplace with tiled interior and wooden fire surround. Picture rail and coving.

### Bedroom

3.51m x 2.59m (11'6" x 8'6")  
UPVC double-glazed window, picture rail.

### Bathroom

1.85m x 2.46m (6'1" x 8'1")  
Opaque UPVC double-glazed window with cast iron bath, pedestal wash hand basin and airing cupboard housing hot water cylinder.

### WC

1.57m x 0.89m (5'2" x 2'11")  
Opaque UPVC double-glazed window, low level WC and dado rail.

### Kitchen/Breakfast Room

3.48m ext. to 4.38m into recess x 3.94m overall measurements (11'5" ext. to 14'4" into recess x 12'11" overall measurements)  
UPVC double-glazed window overlooking garden with door leading to rear porch. Base units include single bowl sink unit with cupboards below, space available for cooker and wall mounted centrally heated boiler system to one wall. Part wall tiling and fireplace with gas fire, tiled interior and surround. Picture rail.

### Rear Porch

UPVC double-glazed door and windows to extensive gardens at the rear.

### Outside

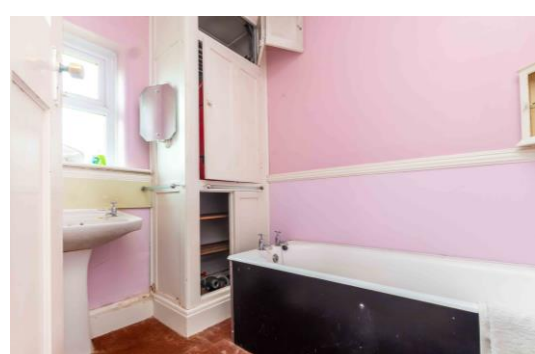
The property is accessed via a private road just off a residential cul-de-sac, at the end of Sunny Road in Churchtown. Access available for parking including detached garage to front and further extensive gardens, well established with brick-built outbuildings and WC. The gardens, generous in size, providing an enviable orientation backing onto the picturesque Botanical Gardens.

### Tenure

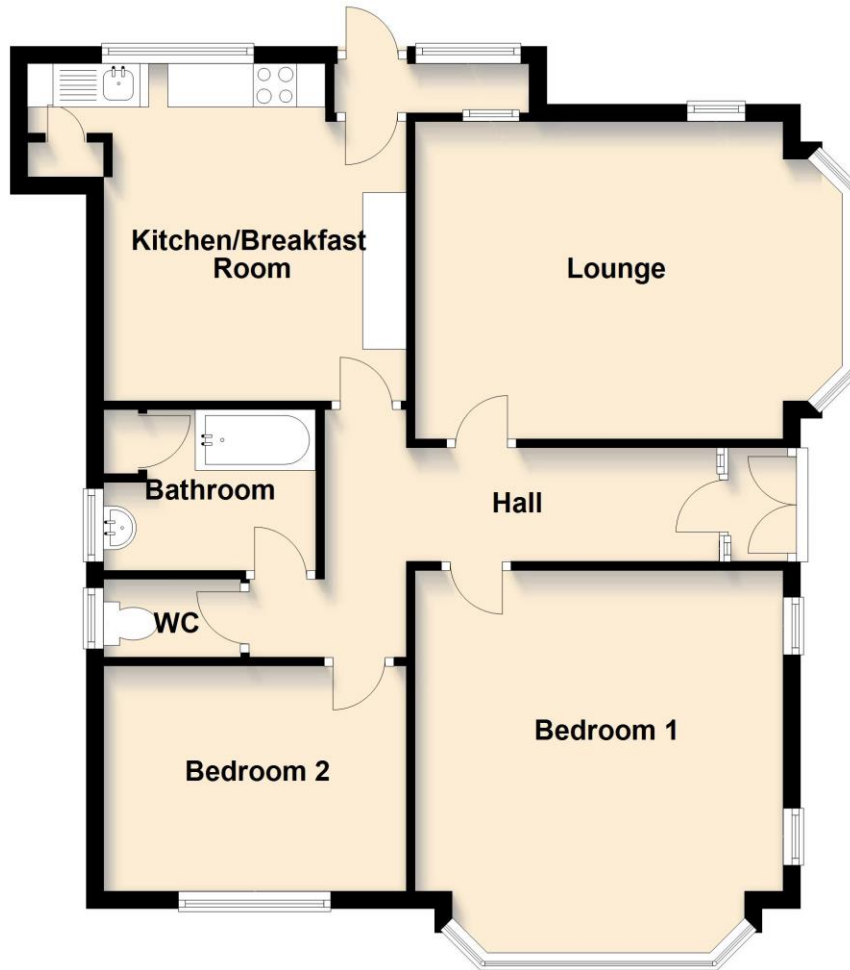
We are unable to obtain any information from Land Registry in regard to this address, we believe that the property is currently unregistered. If this is the case, the property will be registered by the Conveyancer acting for the Buyer on completion.

### Council Tax

Sefton MBC Band E.



## Ground Floor



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



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.