



**206 Balmoral Drive, Churchtown, PR9 8QA**  
**'Offers In Excess Of' £275,000**  
**'Subject to Contract'**

Early viewing essential! This fabulous family house has been immaculately presented throughout to the highest of standards offering exceptional, modern living! The property was originally constructed by renowned builders Elan Homes and forms part of the converted Balmoral Gardens estate close to the Village of Churchtown. Formally known as the 'Ripley' the generous living accommodation comprises entrance hall with Wc, front lounge and kitchen dining room to rear. To the first floor there are three bedrooms, currently arranged as two doubles with the third bedroom serving as a dressing room with open plan access to the master bedroom. There is also modern family bathroom and en suite. The gardens are very well presented with off road parking to front. The original garage has been converted and now in use as a Salon, but could also easily serve as a working home office or home gym. The property is located in a popular and established residential location, close to Botanic Gardens and a short distance from the amenities at Churchtown Village, together with popular Primary and Secondary Schools.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

## Entrance Hall

Composite entrance door, 'Herringbone' style Karndean flooring and turned staircase to first floor with handrail, spindles and newel post. Door to....

## Ground Floor Wc - 1.7m x 0.94m (5'7" x 3'1")

Opaque Upvc double glazed window to front. Low level Wc, wash hand basin with mixer tap and splash back. Partial wall panelling and ladder style heated towel rail. Karndean flooring continues.

## Lounge - 4.7m x 3.07m (15'5" x 10'1" into recess)

Upvc double glazed window to front. Re-modelled to the current owners very high and exacting standards with recess to chimney breast currently fitted with log burning stove (available by separate negotiation) exposed mantle piece and inset media unit. Karndean flooring and dropped ceiling with LED multi-changing strip lighting.

## Magnificent Dining Kitchen - 4.09m x 5.26m (13'5" into door recess x 17'3")

A most impressive entertaining space with double glazed French doors and side windows complete with easy fit blinds leading to rear garden. Dining area opens to fitted kitchen arranged in a modern grey shaker style with a number of built-in base units including cupboards and drawers, wall cupboards with under unit lighting, plinth recess lighting and working surfaces with 1 1/2 bowl sink unit with mixer tap and drainer. Appliances include; electric oven, eye level microwave, dish washer and fridge freezer. There is also a washing machine and four ring gas hob with stainless steel splash back and funnel style extractor hood over. Recess spot lighting and Karndean flooring continues. Door to useful understairs storage cupboard.

## Landing

Two built-in storage cupboards and loft access point.

## Master Bedroom - 4.11m x 3.2m (13'6" x 10'6" into recess)

Upvc double glazed window to rear. Door to en-suite shower room/Wc. Bedroom opens to walk-in dressing room (Formally Bedroom 3 which could be easily re-instated as a bedroom if required)

## En Suite Shower Room/Wc - 2.49m x 1.37m (8'2" into recess x 4'6")

Opaque Upvc double glazed window. Three-piece white suite comprising of low-level Wc, wash hand basin with mixer tap and step-in shower enclosure to recess with folding shower door, plumbed-in shower and partial wall tiling.

## Bedroom 2 - 2.79m x 3.2m (9'2" x 10'6")

Upvc double glazed window.

## Bedroom 3/Dressing Room - 2.26m x 2.36m (7'5" x 7'9")

Upvc double glazed window. (The bedroom has been converted into a dressing room with open plan access leading to bedroom 1) This can be easily converted back to a third bedroom if required.

## Bathroom/Wc - 1.68m x 1.93m (5'6" x 6'4")

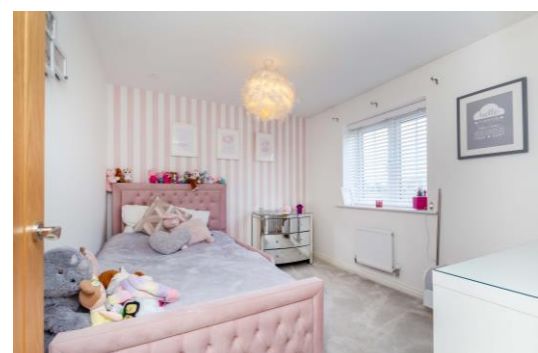
Three-piece modern white suite comprising of low-level Wc, wash hand basin with mixer tap and panelled bath with glazed shower screen, plumbed in shower and tiled walls with ladder style chrome heated towel rail. Opaque Upvc double glazed window to front, recess spot lighting and extractor.

## Outside

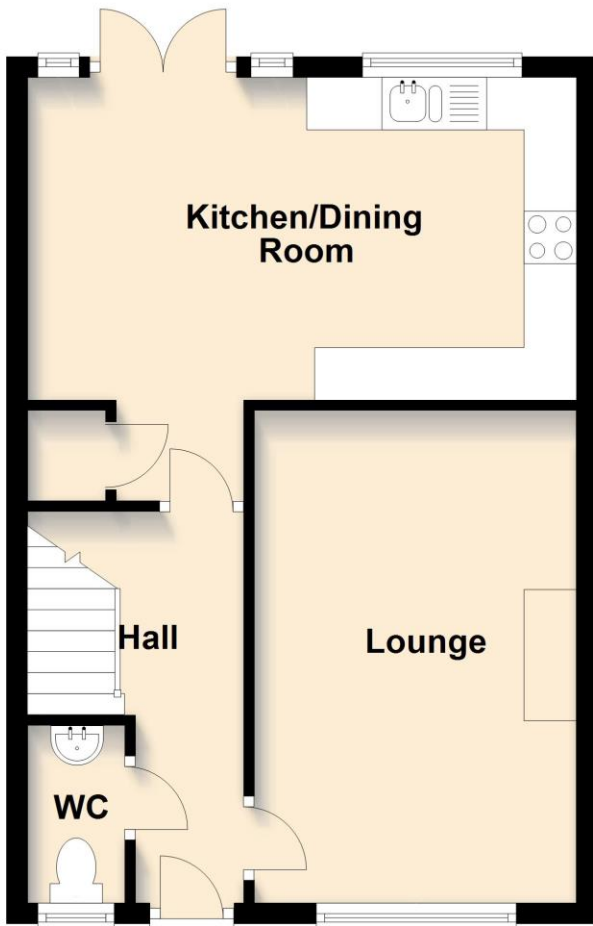
Established gardens to both front and rear. Lawn to front with crushed slate borders, ornamental shrubs, external spot lighting and power. Off road parking available with driveway leading to a detached salon/potential home office to the rear (Formally the garage). The Salon is accessed by composite entrance door and measures 16'4" x 7'2" with electric, light and power. The enclosed rear garden includes patio and laid to lawn.

## Tenure

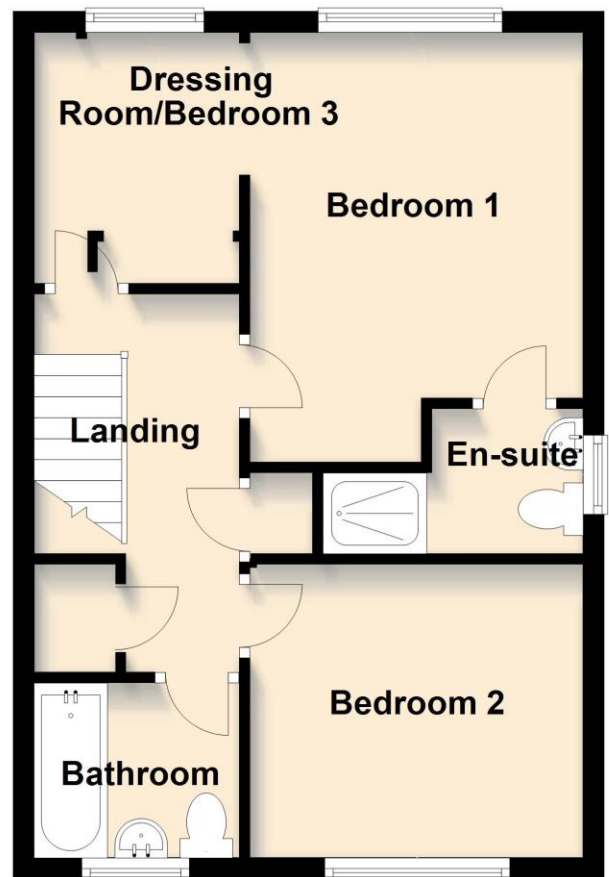
## Council Tax



## Ground Floor



## First 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) <b>A</b>                          |                            | 96        |
| (81-91) <b>B</b>                            | 85                         |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient – higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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.