



**18 Bankfield Lane, Churchtown, Southport, PR9 7NJ**  
**Offers Over £600,000**  
**Subject to Contract**



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*Southport's Estate Agent*

This fabulous, detached family house has been much improved by the present owners and the tastefully decorated accommodation is complimented by the stunning garden room, overlooking the delightful rear garden and providing a lovely, bright living and dining space.

Installed with gas central heating and double glazing the accommodation briefly includes; an Entrance Hall, Two Lounges, a Fitted Kitchen, Garden room, Utility, WC and Office. On the first floor there are three, double Bedrooms and a family Bathroom with shower. The delightful gardens are a feature of the property with the private, rear garden having two patios, an extensive lawn and established borders, parking and a Garage.

The Property is situated in a much sought after location, overlooking The Botanic Gardens and just a short walk from the speciality shops and restaurants in the charming and historic Churchtown Village.

Early Inspection Essential. The property also has the benefit of NO CHAIN DELAY.

### **Open Canopied Porch**

### **Enclosed Vestibule**

Fielded and panelled, part glazed outer door, tiled floor and mat well. Fielded and panelled inner door with stained glass and leaded insert and leading to...

### **Entrance Hall**

With leaded glazed front and side bay windows, with window seats below. Oak flooring, stairs to the First Floor with handrail, spindles and newel post.

### **Lounge** - 4.57m x 4.57m into bay (15'0" x 15'0" into bay)

Double glazed and leaded bay window overlooking the front garden and towards the Botanic Gardens. Wood burning stove set in an attractive 'Minster' style fire surround, doubleglazed and leaded side windows. Half timber panelling to dado level, school style radiator, coving.

### **Sitting Room** - 4.22m x 3.28m (13'10" x 10'9")

With stripped and varnished floor, living flame coal-effect gas fire with attractive, carved timber surround with decorative tiled and cast iron interior. Double glazed double doors and side windows leading to the conservatory. School style radiator.

### **Kitchen** - 2.92m x 4.11m (9'7" x 13'6")

Installed with a range of sage, 'Shaker' style units including, base units with cupboards and drawers, wall cupboards, further 'dresser unit' with book shelving and glazed china display cupboard. Inset single bowl white enamel sink unit, granite working surfaces incorporating drainer. Stainless steel four-ring gas hob with extractor above and electric oven below, integrated dishwasher, fridge and microwave. Oak flooring, recessed spotlighting. Under stairs pantry/storage cupboard with 'Worcester' gas central heating boiler, stained glass window to the hall. Opening to...

### **Garden Room** - 3.84m x 7.21m (12'7" x 23'8")

Double-glazed windows and double doors to the rear garden, four double-glazed 'Velux' rooflights. Free-standing gas, log-effect stove. 'Travertine' flooring. School style radiator.

### **Rear Hall**

'Travertine' flooring continues to the hall, utility room and WC. Doors to the side and to the rear garden.



**Utility Room** - 1.55m x 2.39m (5'1" x 7'10")

Single drainer one and a half bowl, enamel sink unit with mixer tap, base unit, working surfaces, plumbing for washing machine, space for tumble drier, wall cupboard, part-wall tiling, recessed spotlighting.

**WC** - 1.47m x 1.12m (4'10" x 3'8")

Wash hand basin, low level WC, double glazed window and recessed spotlighting.

**First Floor**

A wide and easy staircase leads to the first floor. There is a feature stained glass and leaded window on the half-landing. Sitting/study area with a double glazed window overlooking the rear garden and with views of the tree nursery beyond.

**Bedroom 1** - 3.96m x 4.55m (13'0" x 14'11")

UPVC double glazed and leaded window overlooking the front garden and towards the Botanic Gardens. Double glazed and leaded side window.

**Bedroom 2** - 3.91m x 3.3m (12'10" x 10'10")

Double glazed window overlooking the rear garden and the tree nursery beyond.

**Bedroom 3** - 3.02m x 3m overall measurements (9'11" x 9'10" overall measurements)

Double glazed and leaded window overlooking the front garden and towards the Botanic Gardens.

**Bathroom** - 2.87m x 2.18m (9'5" x 7'2")

Half-timber panelling to dado level, white suite including; free-standing, claw and ball footed bath, with mixer tap and telephone style shower attachment, pedestal wash hand basin with chrome stand, low level WC, step-in shower enclosure with thermostatic handheld and rainfall showers. Combination towel rail/radiator. Oak flooring.

**Outside**

The mature and established gardens are a delightful feature of this property. The well screened Front Garden has established hedging, shrubbery and trees, there is a paved driveway providing off road car parking, a feature ornamental lamppost, lawn and borders. The extensive rear garden is provided with two paved patio areas, a lawn and is well screened by a variety of established plants, shrubs and fruit trees. The garden is not overlooked to the rear, as it backs on to the local tree nursery.

**Office** - 2.62m x 2.34m (8'7" x 7'8")

Phone line and internet connection, fitted desk, drawers and cupboards, wall cupboards, book and display shelving.

**Garage** - 6.25m x 4.17m (20'6" x 13'8")

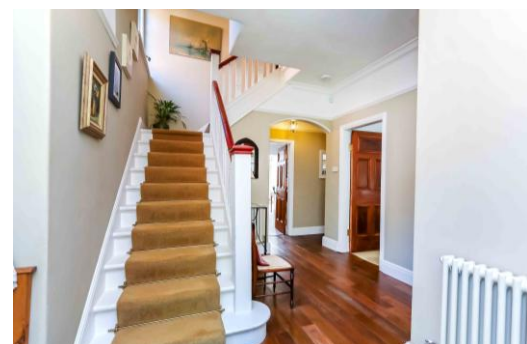
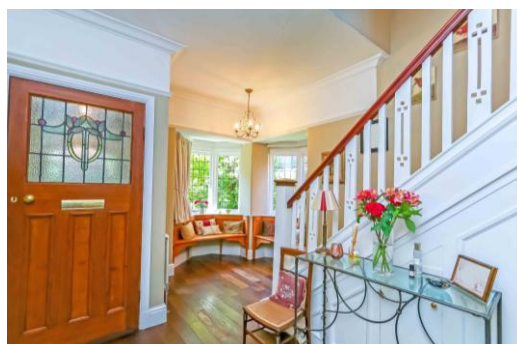
A wide driveway at the side leads to a brick garage, having an up and over door, electric light and power supply and courtesy door.

**Council Tax**

Sefton MBC Band E.

**Tenure**

Freehold.




Ground Floor



First Floor



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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