



**151 Cambridge Road  
Churchtown, PR9 7LR, £350,000  
'Subject to Contract'**

Situated literally on the doorstep of historic Churchtown Village, this extended family house must be viewed to be fully appreciated! The deceptively spacious living accommodation provides entrance vestibule and hallway leading to a front lounge and separate sitting room with open working fire! The modern style breakfast kitchen to rear leads via stable doors to the rear garden. To the first floor there are three bedrooms, the master including en-suite shower room and access to separate family bathroom. A fourth bedroom is located to the second floor. The property enjoys an established and mature plot in the very heart of Churchtown Village. The much sought after location offers a vibrant, buzzing café culture with a wide variety of bars, restaurants and boutique shops! The Botanical Gardens is also just a short stroll away! A nearby bus service provides access to Preston City Centre, Lord Street and Central Southport

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*Southport's Estate Agent*

### Enclosed Entrance Vestibule

With glazed and leaded double outer storm doors leading to vestibule with dado rail and glazed stained and leaded light inner door leading to...

### Entrance Hall

Stairs lead to first floor with handrail, newel post there is also dado rail, coving and ornate corbels to ceiling.

### Front Lounge - 4.93m x 3.84m (16'2" into bay x 12'7" into recess)

Upvc double glazed bay window to front of property, living flame gas fire with cast iron interior, marble surround, picture rail, coving and ceiling rose.

### Sitting Room - 3.94m x 4.09m (12'11" x 13'5" into recess)

Upvc double glazed window to rear of property. Working fire with tiled interior, hearth and wooden fire surround incorporating ornate inset vanity mirror and mantel piece. Original glazed illuminated tall cupboard with drawers to recess, woodgrain laminate style flooring and door leads to...

### Dining Kitchen - 4.37m x 2.95m (14'4" excluding entry door recess x 9'8")

Upvc double glazed window and stable style door leads via side to rear of property. Woodgrain laminate style flooring continues. Dining area open plan to kitchen which includes a range of built in base units, cupboards, drawers, wall cupboards with under unit lighting and working surfaces including one and half bowl sink unit with mixer tap and drainer. Appliances include four ring gas hob with electric oven and grill, plumbing is available for washing machine and space for free standing fridge and separate freezer. Useful cupboard access to under stairs, part wall tiling.

### First Floor Landing

Split level landing access with fixed staircase leading to second floor including handrail spindles and newel post. Dado rail and skylight.

### Master Bedroom - 4.06m x 3.78m (13'4" x 12'5" overall measurements excluding recess)

Upvc double glazed window to front of property, ornate fire surround and archway provides open plan access leading to...

### Ensuite Shower Room/ Wc - 2.77m x 1.3m (9'1" x 4'3")

Upvc double glazed window to front, two-piece suite including step in shower enclosure, part wall tiling and plumbed in shower. Pedestal wash hand basin with tiled splash back.

### Bedroom 2 - 3.94m x 3.45m (12'11" x 11'4" into recess)

Upvc double glazed window overlooks rear of property.

### Bedroom 3 - 2.06m x 2.79m (6'9" x 9'2")

Upvc double glaze window to side of property.

### Bathroom - 2.9m x 1.47m (9'6" x 4'10" excluding entry door recess)

Opaque Upvc double glazed window with three-piece white suite comprising of low-level Wc, pedestal wash hand basin and ball foot slipper bath with part wall tiling and loft access.

### Second Floor

### Bedroom 4 - 3.53m x 4.6m (11'7" x 15'1" overall measurements excluding entry door recess and including areas of reduced head height)

Upvc double glazed window, woodgrain laminate style flooring and further reduced head height with access to recess for double bed.

### Outside

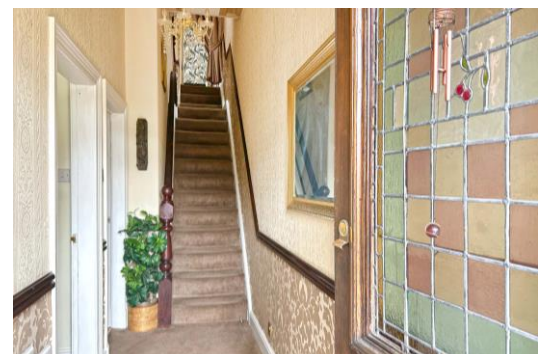
The property occupies an established mature plot in the heart of Churchtown Village with hard surface path and shaped lawn to front, established borders with a variety of plants, shrubs and bushes. Walled and gated side access leads to rear of property and provides access to adjoining brick built outbuilding and enclosed lawn. The rear garden is not directly overlooked with raised decked terrace walled and fence. External tap.

### Council Tax

Sefton MBC band C.

### Tenure

Freehold.



**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
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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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