



**20 Radnor Drive, Chuchtown, Southport, PR9 9RR**  
**£300,000**  
**Subject to Contract**



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

*Southport's Estate Agent*

This semi detached family house is situated in a very popular and established residential location. The location is convenient for nearby Primary and Secondary schools, together with the facilities at Churchtown Village which include a number of speciality shops, restaurants, wine bars and the Botanic Gardens. The centrally heated and double glazed accommodation briefly includes; entrance hall with cloakroom, front lounge, rear lounge/ dining room, conservatory, kitchen, with three bedrooms and a bathroom to the first floor. The gardens are a particular feature there is off road car parking and a garage.

### **Open Vestibule**

Tiled floor, Upvc outer door with double glazed, stained glass and leaded insert.

### **Entrance Hall**

Staircase to first floor with stained hand rail, spindles and newel post. Space panelled walls. Upvc double glazed and leaded side window.

### **WC - 1.04m x 1.04m (3'5" x 3'5")**

Low level Wc, wash hand basin, stripped floor, diamond shaped, Upvc, stained glass, double glazed window.

### **Lounge - 4.37m x 3.66m (14'4" into bay x 12'0")**

Upvc double glazed and leaded window. Hole in the wall fireplace with living flame coal effect gas fire and basket grate.

### **Dining Room - 3.81m x 3.35m (12'6" x 11'0")**

Stripped and varnished floor, attractive fire surround, Upvc double glazed and leaded French door and double glazed side windows leading to...

### **Conservatory - 3.56m x 2.97m (11'8" x 9'9")**

Woodgrain flooring, Upvc double glazed windows and double doors to the rear garden.

### **Kitchen - 4.04m x 2.74m (13'3" x 9'0")**

1 1/2 bowl, inset stainless steel sink unit and mixer tap, granite working surfaces incorporating drainer. A range of base units with cupboards and drawers, wall cupboards, under unit lighting. Recess for gas cooker with 'Bosch' chimney hood above, integrated fridge, plumbing for a washing machine and dishwasher. Wall mounted, 'Vaillant' combination style central heating boiler. Breakfast bar with glazed china cupboards and wine rack above and cupboards below. Towel rail/ radiator. Stripped flooring. Swinging door to under stairs pantry cupboard with Upvc double glazed window. Upvc double glazed windows to rear and side and door to outside.



## First Floor Landing

Upvc double glazed and leaded window.

**Bedroom 1** - 4.65m x 3.63m (15'3" into bay x 11'11")

Upvc double glazed and leaded window

**Bedroom 2** - 3.89m x 3.3m (12'9" x 10'10")

Upvc double glazed window.

**Bedroom 3** - 2.79m x 2.11m (9'2" x 6'11")

Upvc double glazed and leaded window.

**Bathroom** - 2.77m x 2.36m (9'1" x 7'9")

Freestanding, double ended bath with freestanding tall mixer tap and shower attachment, pedestal wash hand basin, low level Wc. Corner entry shower enclosure with thermostatic rain head and hand held showers. Tiled walls and floor. Chrome towel rail/ radiator. Recessed spotlighting. Upvc double glazed window to the side and rear. Access hatch to a boarded loft space.

## Outside

The property stands in attractive established gardens to both the front and rear. The front is planned with a block paved driveway providing off road car parking, a circular lawn, borders stocked with established plants, shrubs and two ornamental cherry trees. There is a garage to the side of the property with up and over door, electric light and power supply and measuring 16' x 8'4" internally. The established rear garden is very secluded and planned with lawn, borders stocked with a variety of plants and shrubs with steps up to second lawn having established shrubs, 'Pergola' with patio below and loose stone planting area. Block paved patio.

## Council Tax

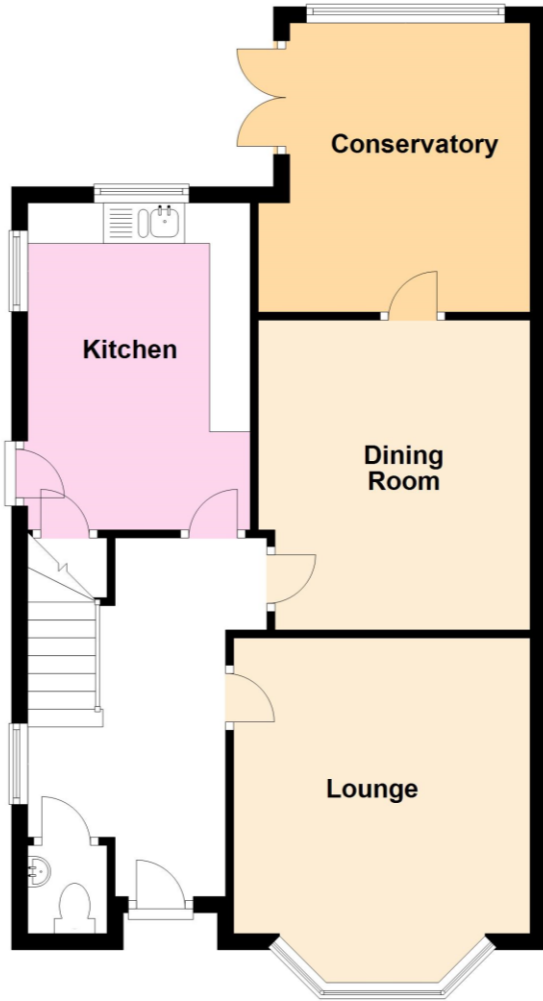
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## Tenure

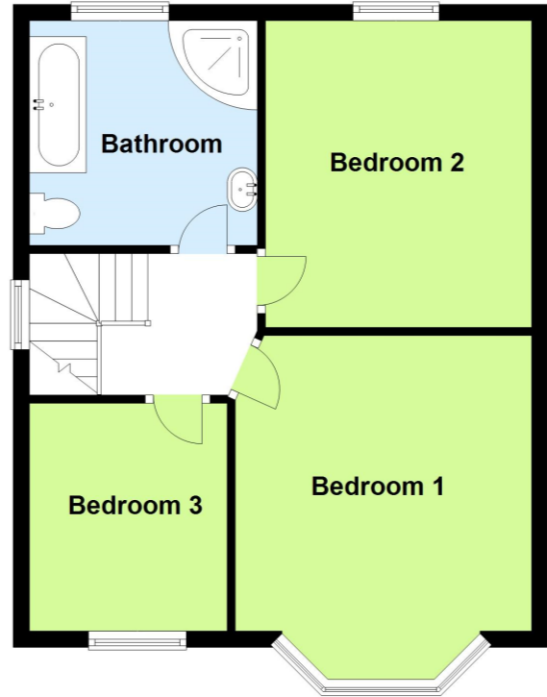
Freehold



## Ground Floor



## First Floor



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



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