

**23 Verulam Road**  
**Churchtown, PR9 7NR, £265,000**  
**'Subject to Contract'**

This semi-detached family house provides centrally heated and double-glazed accommodation which briefly includes; open entrance vestibule, entrance hall, front lounge, rear lounge/dining room & generous kitchen opening to breakfast area. There are three bedrooms and a bathroom with WC to the first floor. The property stands in established gardens to both the front and rear, and there is off-road parking for a number of vehicles and a garage located to rear. 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.

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*Southport's Estate Agent*



## Open Entrance Vestibule

Inner door with glazed and leaded light insert and matching side window leading to entrance hall.

## Entrance Hall

Stairs lead to first floor with handrail, spindles and newel post, under stairs storage cupboard. Picture rail and door leads to....

## WC

Upvc double glazed side windows, low level WC and tiled walls.

## Front Lounge - 4.24m x 3.91m (13'11" into bay x 12'10")

Upvc double glazed window, woodgrain laminate style flooring and cast-iron fireplace with tiled interior, hearth and wooden fire surround. Wall light points, picture rail, coving and ceiling rose.

## Dining Room - 3.63m x 3.45m (11'11" x 11'4")

Upvc double glazed window to rear of property, recess to chimney breast.

## Dining Kitchen - 9.04m x 2.39m (29'8" x 7'10")

Upvc double glazed side window, glazed door and Upvc double glazed picture window overlooking rear garden. Upvc double glazed double doors lead to rear patio and garden. Kitchen arranged with a number of built in base units including cupboards and drawers, wall cupboards, glazed China cupboards with under unit lighting and working surfaces incorporating breakfast bar. Open plan access to rear of kitchen leads to dining area. Appliances include electric oven and grill, five burner gas hob, eye level microwave. Plumbing is available for washing machine, dishwasher and further space for tumble dryer. Space is also available for fridge freezer.

## Landing

Opaque Upvc double glazed side window.

## Bedroom 1 - 4.37m x 3.48m (14'4" into bay x 11'5" to rear of wardrobes)

Upvc double glazed bay window to front of property, fitted wardrobes, woodgrain laminate style flooring.

## Bedroom 2 - 3.66m x 3.45m (12'0" x 11'4" to rear of wardrobes)

Upvc double glazed window overlooks rear of property, fitted wardrobes include hanging space, shelving and drawers to one wall.

## Bedroom 3/ Office - 2.51m x 2.41m (8'3" x 7'11")

Upvc double glazed window, bedroom currently arranged as home office.

## Bathroom/ WC - 2.34m x 2.69m (7'8" x 8'10")

Opaque Upvc double glazed windows to side, four-piece white suite comprising of low-level WC, pedestal wash hand basin, panelled bath with mixer tap, telephone style shower attachment and corner step in shower enclosure with plumbed in shower. Tiled walls and recessed spotlighting.

## Outside

Wrought iron gated access leads to flagged driveway to front and provides off road parking for numerous vehicles with borders stocked with plants and shrubs. Side access leads to garage at the rear and enclosed garden, not directly overlooked enjoying a sun catching South Westerly facing aspect backing onto the Botanic Gardens. Garden is well screened with lawn and borders with plants, shrubs and trees.

## Council Tax

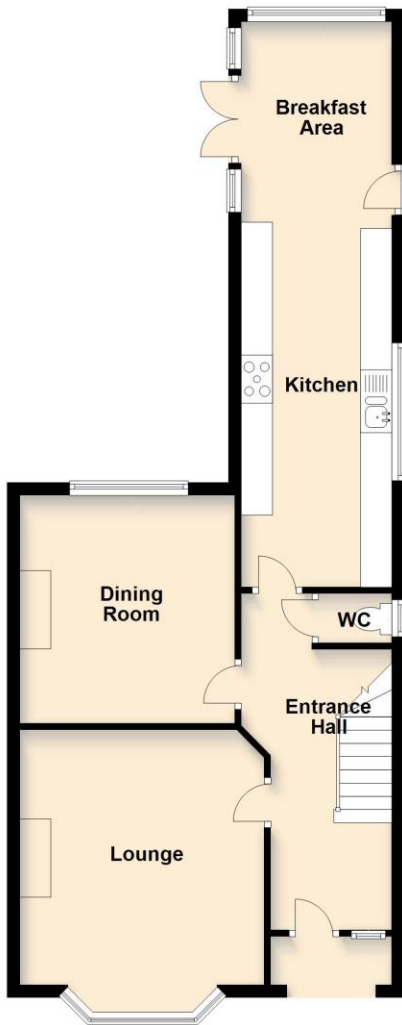
Sefton MBC band C.

## Tenure

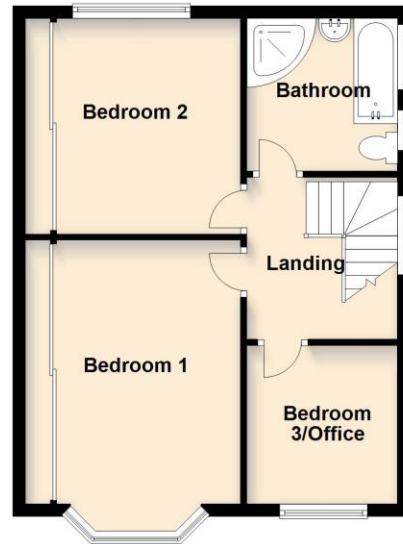
Freehold.



**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>		83
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(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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