



**45 Sunny Road
Churchtown, PR9 7LX £220,000
'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 dining room. A rear conservatory opens to the kitchen both overlooking gardens to rear. To the first floor there are two double bedrooms and a family bathroom with Wc. The property enjoys a generous, mature plot in the very heart of Churchtown Village, ideal for families! The much sought after location offers a vibrant, buzzing café culture with a wide variety of bars, restaurants and boutique shops! The property is ideal for Churchtown Primary School and 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.

Enclosed Entrance Vestibule

Upvc double glazed outer door, tiled flooring and glazed inner door leading to...

Entrance Hall

Stairs lead to first floor with handrail, spindles and newel post, door leads to...

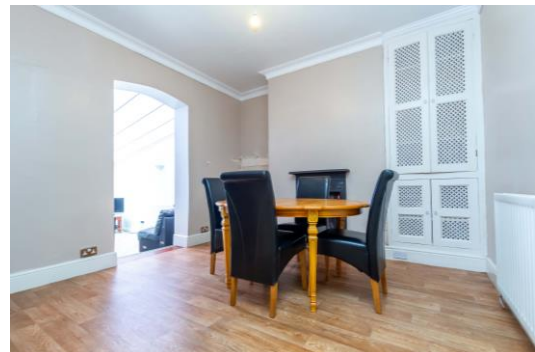
Front Lounge - 3.33m x 3.94m (10'11" x 12'11" into recess)

Upvc double glazed window to front of property, ornate living flame gas fire with cast iron and tiled interior over marble hearth with resin style surround. Woodgrain laminate style flooring, wall light points.



Dining Room - 3.63m x 3.94m (11'11" x 12'11" into recess)

Floor cupboard to recess, cast iron fireplace to chimney breast with tiled interior and fire surround. Wall light points, coving and ceiling rose. Archway plus step leads down to...



Conservatory - 4.85m x 2.54m (15'11" x 8'4")

Upvc double glazed double doors and windows provides aspect and access to garden. Karndean flooring laid, wall light points and archway with step leads up to...



Kitchen - 3.35m x 2.26m (11'0" excluding recess x 7'5")

Upvc double glazed window overlooks rear garden with steps down to under stairs storage cupboard concealing further working surfaces and plumbing is available for washing machine, Upvc double glazed window to side. Main kitchen comprises of a range of built in base units including cupboards and drawers, wall cupboards one housing the 'Glow Worm' central heating boiler system and working surfaces with single bowl sink unit with mixer tap and drainer. Appliances include electric oven with five burner gas hob and stainless-steel funnel style extractor hood above. Space is available for free standing fridge and separate freezer. Karndean flooring continues with partial wall tiling.



First Floor

Split level landing access with Upvc double glazed side window and left point, half landing leads to bathroom with stairs up to main landing providing access to both bedrooms.

Bedroom 1 - 3.33m x 4.83m (10'11" x 15'10" to chimney breast)

Two Upvc double glazed windows overlook front of property, ornate cast iron fireplace and fitted cupboards to recess and separate cupboard to side.

Bedroom 2 - 3.66m x 3.07m (12'0" x 10'1" to chimney breast)

Upvc double glazed window overlooks rear of property with ornate cast iron fireplace and fitted cupboards to recess.



Family Bathroom WC - 3.33m x 2.29m (10'11" x 7'6")

Upvc double glazed window with four-piece modern white suite comprising low level WC, pedestal wash hand basin and step in shower enclosure including plumbed in shower, claw and ball foot slipper style bath with central mixer tap and telephone style handheld shower attachment. Mid way wall tiling, ladder style chrome heated towel rail and tile effect style flooring.

Outside

Generous frontage with potential for off road parking via wrought iron gates providing Sefton Council consulted and the curb officially dropped to front. Front gardens are arranged for ease of maintenance and lead to enclosed private garden at the rear. The rear garden is extensive and not directly overlooked, dogleg to the left with flagged patio and summer house. Garden pergola leads via laid to lawn with well stocked borders including a variety of plants, shrubs and trees and further greenhouse located at the bottom of the garden.

Council Tax

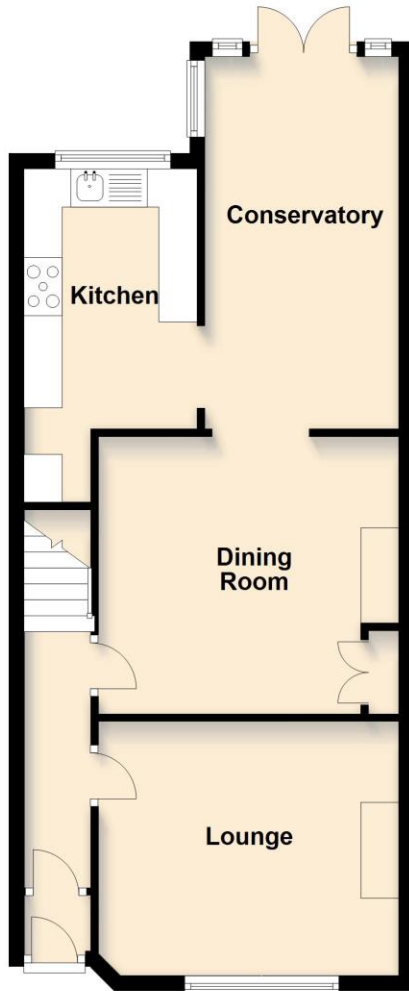
Sefton MBC band C

Tenure

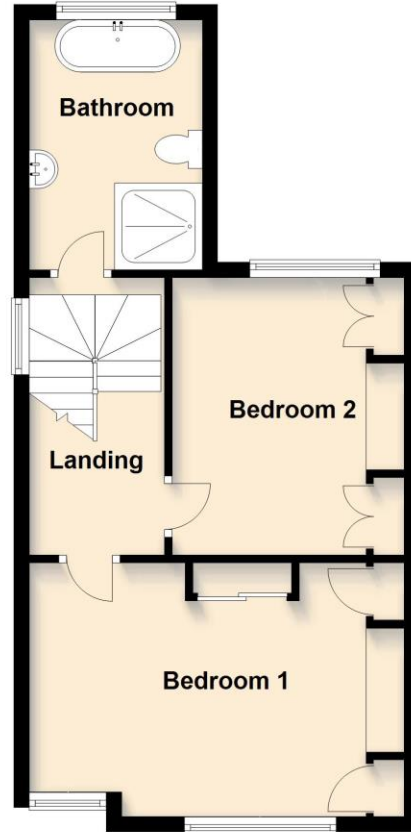
Freehold



Ground Floor



First Floor



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



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