



**‘Chicks Cottage’, 21 Threlfall’s Lane  
Churchtown, PR9 9PT £200,000  
‘Subject to Contract’**

"Early Fisherman's Cottages such as these were often built on higher ground and in small groups called "Huddles". Originally known as Threlfall's Brow, the lane became known as Threlfall's Lane from around 1884"

This charming cottage is literally steeped in character & history and offers deceptive living accommodation over two floors. Installed with a system of gas fired central heating and Upvc double glazing the well-presented living space includes; modern style kitchen leading to a generous living room/diner giving access to a study/snug and ground floor shower room with separate Wc. A fixed staircase leads to the first-floor master bedroom. The property benefits from private enclosed courtyard style garden to front and Right of Way access to rear. Threlfall's Lane is conveniently located close to the Village of Churchtown which 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 from the Village! A nearby bus service provides access to Lord Street and Central Southport (Please note that there is also a separate parking area know as 'Land at 3 Threlfall's Lane', which is available via separate negotiation by way of separate title if required, please see the title plan included with the media photos as a reference)

**Kitchen** - 2.01m x 2.39m (6'7" x 7'10")

Upvc double glazed entrance door access from private courtyard to front of property and further Upvc double glazed windows to both front and side of property. Tiled flooring. Kitchen is fitted with a range of attractive base units including cupboards and drawers, wall cupboards and working surfaces with single bowl sink unit, mixer tap and drainer. Appliances include electric fan assisted oven and four ring gas hob. Space is available for free standing fridge freezer and wall cupboard houses combination style central heated boiler system. Glazed inner door with areas of reduced head height leads to....

**Living Room/ Dining Area** - 4.6m x 4.6m (15'1" x 15'1")

Upvc double glazed window to front overlooking private courtyard, turn staircase leads to first floor with handrail and newel post. Wood burning multi fuel stove inset to chimney breast with ornate fire surround over hearth. Doors lead to both study and separate ground floor shower room and WC.

**Study** - 2.13m x 1.98m (7'0" x 6'6")

Upvc double glazed, double doors including areas of reduced head height leading via right of way entry access to the rear. Partial vaulted ceiling.

**Shower Room** - 1.96m x 2.13m (6'5" x 7'0")

Upvc double glazed window, two-piece suite comprising of vanity wash hand basin with mixer tap, step in shower enclosure with plumbed in shower. Plumbing is available for washing machine, ladder style chrome heated towel rail and loft access point. Internal door leads to....

**WC** - 1.85m x 0.79m (6'1" x 2'7")

Upvc double glazed window, low level WC and hanging space with shelving.

**First Floor****Bedroom 1** - 4.8m x 4.6m (15'9" x 15'1" including areas of reduced head height)

Upvc double glazed window and pitched ceiling with fitted cupboards and ornate fire surround to one wall.

**Outside**

Chicks Cottage formally a Fisherman's cottage is well screened from the road providing secure gated access to a private stone patio area with well stocked borders, garden pergola and timber shed. Access off study to the rear of the property leads via right of way onto Threlfall's Lane from the adjoining cottage.

**Note**

We understand that there is also a area of land situated and known as 'Land at 3 Threlfall's Lane' (title number MS391044) for parking purposes only. This land is not included with the sale of Chicks Cottage but may be available via separate negotiation if required. Please see the title plan attached to the media and speak to the office for further information.

**Council Tax**

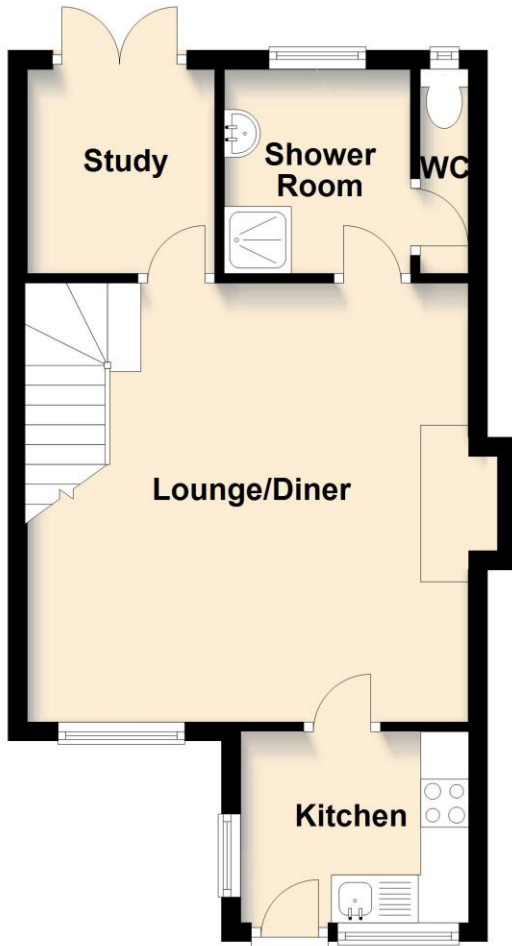
Sefton MBC band B.

**Tenure**

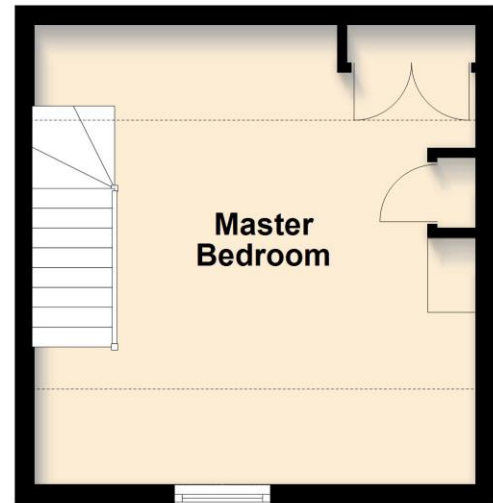
Freehold.



## 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>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(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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