



**70 Emmanuel Road, Churchtown,  
Southport, PR9 9RL  
£392,000 Subject to Contract**

An early inspection is recommended to appreciate the accommodation offered by this centrally heated and double glazed, detached, family house. The accommodation briefly includes, entrance porch, entrance hall, front lounge, rear dining room, dining kitchen, study, shower/ utility room and on the first floor there are four good sized bedrooms and a bathroom and WC. The property stands in a well screened and substantial, corner plot with gardens to the front, side and rear and there is scope for further extension subject to the usual consent being obtained. The gardens are planned mainly with lawn, borders, there is off road parking together with a brick garage and further car parking to the rear. The property is situated in a popular and sought after location convenient for local Primary and Secondary Schools and the nearby facilities at Churchtown Village.



### Entrance Porch

Upvc outer door with double glazed insert and double glazed side window. Tiled floor, cloaks cupboard.

### Entrance Hall

Inner door with stained glass and leaded insert and matching side window, space panelled walls and plate rail, panelled stairs to the first floor, woodgrain laminate flooring.

### Lounge - 4.47m x 3.94m (14'8" into bay x 12'11")

Upvc double glazed bay window, two feature secondary glazed leaded and stained glass side windows. Carved fire surround with gas, living flame, stove style fire, brick interior and stone hearth. Woodgrain laminate flooring.

### Dining Room - 4.24m x 3.63m (13'11" x 11'11")

Two Upvc double glazed side windows, double glazed sliding patio door and side screen to the rear garden. Woodgrain laminate flooring.

### Dining Kitchen - 6.17m x 2.79m (20'3" x 9'2")

Upvc double glazed side window with single drainer one and half bowl sink unit below, a range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces. Midway wall tiling. Four ring gas hob with electric oven below and cooker hood above, recess and plumbing for dishwasher. Double glazed patio door.

### Study - 2.57m x 1.7m (8'5" x 5'7")

Woodgrain laminate flooring, Upvc double glazed window.

### Shower/ Utility Room - 2.97m x 1.65m (9'9" x 5'5")

Approached from the hall and installed with; a shower enclosure with electric shower, pedestal wash hand basin, low level WC, cupboard with plumbing for washing machine and space for tumble dryer. Double glazed window.

### First Floor Landing

Upvc double glazed window with leaded transoms.

### Bedroom 1 - 4.5m x 4.01m (14'9" into bay x 13'2")

Upvc double glazed bay window with secondary glazed, stained glass and leaded side windows.

### Bedroom 2 - 4.27m x 3.66m (14'0" x 12'0")

Upvc double glazed window.

### Bedroom 3 - 2.74m x 2.77m (9'0" x 9'1")

Upvc double glazed window with woodgrain laminate flooring.

### Bedroom 4 - 2.87m x 2.39m (9'5" x 7'10")

Upvc double glazed window, woodgrain laminate flooring.

### Bathroom - 1.75m x 2.46m (5'9" x 8'1")

P shaped panelled bath with electric shower and shower screen, pedestal wash hand basin, low level WC. Extensive wall tiling, close boarded ceiling and recessed spotlighting. Built in cupboards one housing 'Vaillant' gas central heating boiler. Two Upvc double glazed side windows.

### Outside

The property stands in good sized gardens to the front, side and rear, all well screened by established shrubs and planned with lawn, borders, the front garden has a block paved driveway, the rear garden has patio, lawn and edged beds with access to a brick built garage measuring 16'2" x 8'1" with double doors and parking fronting Radnor Drive.

### Council Tax

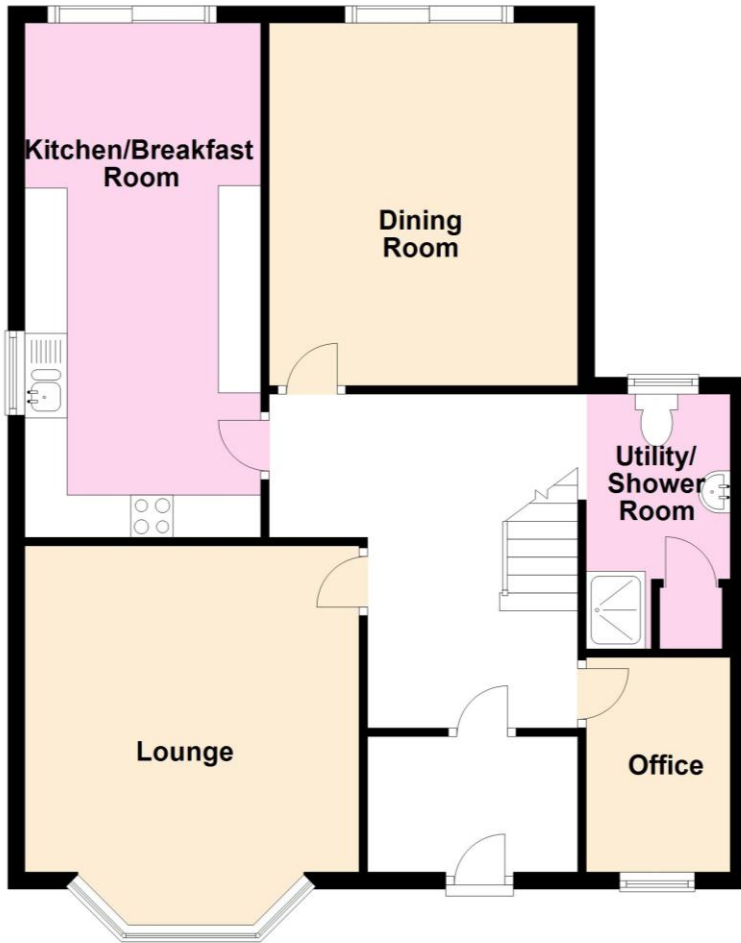
Sefton MBC band E.

### 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.