



**43 Montrose Drive
Churchtown, PR9 7JA, £330,000
'Subject to Contract'**

Modernised, extended & very much improved throughout, the generous living accommodation comprises; show stopping entrance hall having been extended to side with WC and separate utility, front lounge, currently in use as a home office, and open-plan living dining kitchen to rear, a definite feature! The modern style kitchen, perfect for entertaining and leading to landscaped garden including patio area to rear. To the first floor there are three bedrooms and an extended modern style family bathroom with WC. A drop-down ladder gives access to a loft room currently boarded for additional storage purposes. The gardens are very well established, ideal for families and children with off-road parking to front and private patio and laid to lawn area, not directly overlooked. There is also limited side access to a garage/workshop. 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 all within convenient reach

Open Canopied Entrance

Attractive open Portuguese oak canopied entrance with composite style entrance door leading to entrance hall with double glazed and leaded insert.

Entrance Hall

Generous and extended entrance hall with 2 double glazed skylights to roof pitch extension, Karndean flooring and staircase leads to first floor with handrail, spindles and newel post. Oak internal doors lead to utility and WC.

Utility Room - 2.49m x 1.12m (8'2" x 3'8")

Upvc double glazed skylight to roof pitch, Karndean flooring continues with plumbing available for washing machine, base unit and working surfaces. Wall cupboards, recessed spotlighting, hanging space and shelving.

Cloakroom/WC - 1.83m x 0.97m (6'0" x 3'2")

Opaque Upvc double glazed window, low level WC and wash hand basin. Karndean flooring continues with mid way wall tiling and wall light point.

Front Lounge/ Home Office - 3.89m x 3.12m (12'9" x 10'3")

Upvc double glazed window to front, Karndean flooring continues and wall light points to one wall. Reception room currently in use as a home office.

Rear Lounge - 3.43m x 5.11m (11'3" x 16'9")

Featuring a multi fuel burning stove inset to chimney breast with exposed mantle piece over. Attractive engineered oak flooring with wall light points and useful cupboard to under stairs. Open plan access perfect for entertaining leads to...

Dining Kitchen - 3.81m x 4.85m (12'6" x 15'11")

Most attractive style dining kitchen arranged in a grey shaker style with double-glazed built in base units incorporating cupboards and drawers, pull out larder cupboard, wall cupboards with under unit lighting and granite working surfaces including inset single Belfast style sink unit with 'Quooker' instant hot tap and four-piece Bosch integral appliances including double electric oven, five burner gas hob with granite splash back and extractor over. Separate Russell Hobs wine cooler, dishwasher and space is available for free standing fridge freezer. Upvc double glazed window side and four-piece patio doors with side windows including easy fit blinds lead to landscaped rear garden and patio area. Recessed spotlighting.

First Floor Landing

Upvc double glazed window to side, loft access via drop down ladder, currently boarded for storage. Picture rail.

Bedroom 1 - 3.91m x 3.1m (12'10" x 10'2")

Upvc double glazed window, partial wall panelling and wall light points.

Bedroom 2 - 3.43m x 3.18m (11'3" x 10'5" into recess)

Upvc double glazed window overlooks rear of property with fitted wall cupboard housing Glow Worm combination style central heated boiler system and drawer units to side.

Bedroom 3 - 3.05m x 1.83m (10'0" x 6'0")

Upvc double glazed window, bedroom currently in use as a dressing room. Recessed spotlighting.

Bathroom/ WC - 4.95m x 1.78m (16'3" x 5'10" overall)

Extended bathroom suit incorporating four-piece modern style fittings which include low level WC, pedestal wash hand basin, claw and ball foot slipper style bath with mixer tap and step in shower enclosure with plumbed in shower. Partial wall tiling, recessed spotlighting and extractor.

Outside

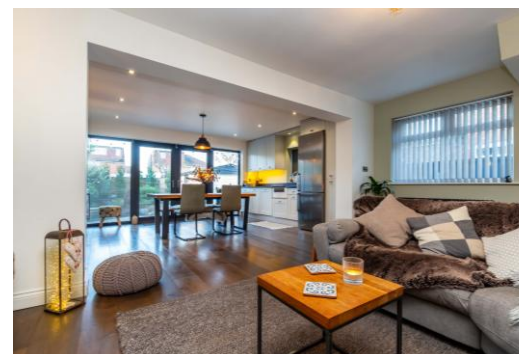
Driveway access to front provides off road parking for numerous vehicles with lawn and borders, plants and shrubs. Side gated access leads to rear of property and attractive patio area with raised planters, shrubs and trees and lawn. Garage/ workshop access via up and over door includes electric light and power supply.

Council Tax

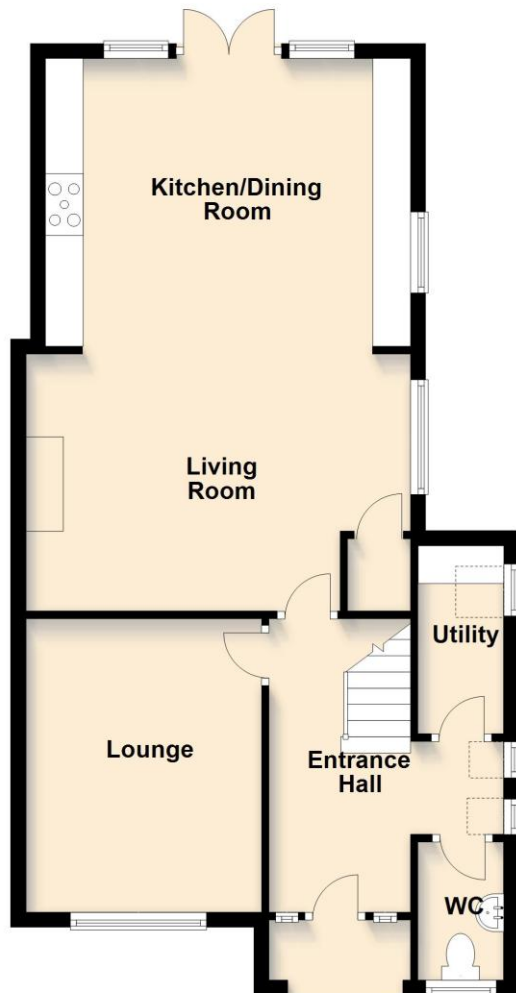
Sefton MBC band D.

Tenure

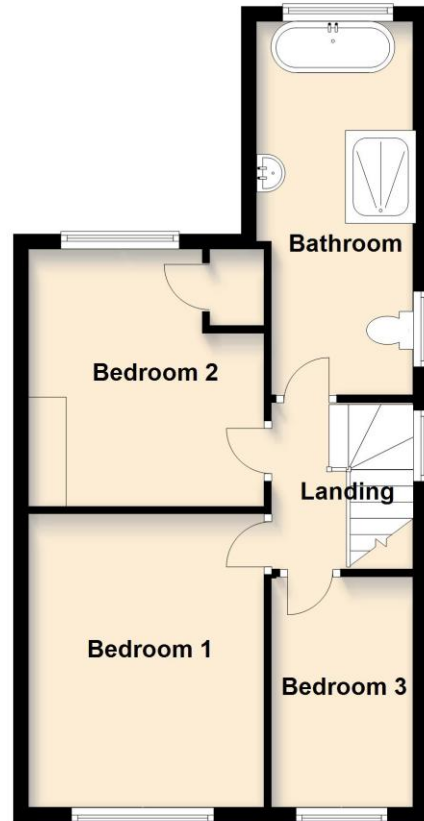
Freehold.



Ground Floor



First Floor



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



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.