



149 Cambridge Road, Churchtown, Southport, PR9 7LR
£475,000
Subject to Contract



12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

An early internal inspection is essential to appreciate the extent and layout of the accommodation offered by this iconic, double fronted, detached family house. Installed with both gas central heating and double glazing the accommodation briefly includes; entrance hall, four reception rooms, fitted kitchen, utility room and ground floor shower room, on the first floor there are five double bedrooms, two sharing a Jack and Jill ensuite, and a family bathroom and WC and there are two further rooms on the second floor. The property stands in delightful landscaped and manicured gardens to the front, side and rear and has a deceptively sized rear garden which is extremely private, has a number of patio areas and a garden room. There is a garage with up and over door and EV charging point. The property is situated in the heart of Churchtown Village amongst the shops and restaurants and just a short distance away from local schools. No chain delay.

Enclosed Vestibule

Double outer storm doors with double glazed and leaded inserts. Tiled floor. Inner door with stained glass and leaded insert and matching side window to....

Entrance Hall

'Parquet' flooring, dado rail, decorative coving and corbels. Stairs to the first floor with mahogany newel post, hand rail and spindles and with useful storage cupboard below. Wall light points.

Lounge - 5.21m x 4.06m (17'1" into bay x 13'4")

Double glazed and leaded bay window overlooking front garden and double glazed and leaded side window. Feature mahogany fire surround including bevelled mirror and book/ display shelving, and having a living flame gas fire (disconnected) in a cast iron and tiled fire surround with a tiled hearth.

Dining Room - 3.96m x 4.27m (13'0" x 14'0")

Double glazed and leaded window, living flame coal effect gas fire in attractive surround (disconnected). Lift to Bedroom 2.

Sitting Room - 5.21m x 4.06m (17'1" x 13'4")

Double glazed and leaded bay window, living flame gas fire, (disconnected), in white painted surround with marble interior and hearth. Wall light points. Decorative coving and glazed double doors to....

Morning Room - 4.34m x 3.73m (14'3" x 12'3")

Built in cupboards, drawers and display shelving to both chimney recesses. Hole in the wall marble fire surround with living flame coal effect gas fire, (disconnected), double glazed window and opening to...

Kitchen - 2.54m x 4.7m (8'4" x 15'5")

Double glazed window, single drainer one and half bowl stainless steel sink unit with mixer tap below, a range of base units with cupboards and drawers, wall cupboards, glazed china cupboards, pull out larder cupboards, working surfaces. Part wall tiling. Neff four ring ceramic hob with cooker hood above, split level one and half electric oven, microwave, integrated Neff dishwasher, recess for large American style fridge freezer. Recessed spotlighting.

Rear Hall - 3.71m x 2.39m (12'2" x 7'10")

Built in cupboards to one wall, double glazed and leaded window Upvc door to the side garden and garage.

Utility Room - 1.35m x 2.64m (4'5" x 8'8")

Double glazed and leaded window, tiled floor part wall tiling sink unit, base units, wall cupboards, plumbing for washing machine and space for tumble dryer.



Wet Room - 1.42m x 2.16m (4'8" x 7'1")

Level entry shower enclosure with thermostatic hand held and rain head showers vanity wash hand basin, low level WC. Tiled walls and floor, chrome towel rail/ radiator, recessed spotlighting. Double glazed window.

First Floor Landing**Bedroom 1** - 4.27m x 4.27m (14'0" x 14'0"excluding recess)

Two double glazed and leaded windows overlooking the front garden. Recess with useful walk in closet and access to the Jack and Jill ensuite.

Ensuite - 2.06m x 1.83m (6'9" x 6'0")

Vanity wash hand basin, low level WC, corner entry shower enclosure with thermostatic shower. Tiled walls and floor. Chrome towel rail/ radiator.

Bedroom 2 - 3.94m x 4.29m (12'11" x 14'1")

Double glazed windows built in wardrobe, centre dressing table and drawers, lift to ground floor. Access to Jack and Jill ensuite.

Bedroom 3 - 5.03m x 4.09m (16'6" x 13'5")

Double glazed windows, vanity wash hand basin.

Bedroom 4 - 4.27m x 4.04m (14'0" x 13'3")

Double glazed and leaded window.

Bedroom 5 - 3.35m x 4.09m (11'0" x 13'5")

Double glazed window. Pedestal wash hand basin.

Bathroom - 2.51m x 2.29m (8'3" x 7'6")

Twin grip panelled bath, pedestal wash hand basin, corner entry shower enclosure with thermostatic shower, tiled walls and floor, airing cupboard, chrome towel rail/ radiator. Recessed spotlighting.

WC - 1.5m x 0.84m (4'11" x 2'9")

Low level WC, tiled walls and floor, double glazed window.

Second Floor

Fixed staircase provides access to 2 further rooms on the second floor measuring 13'3" x 9'7" and 20' x 9'7" both excluding areas of reduced head height. Double glazed windows.

Outside

The property stands in immaculate well maintained and landscaped gardens to the front, side and rear, with the front and side gardens planned with lawns, established borders stocked with a variety of plants and shrubs. The enclosed rear garden is well screened with established shrubs, has ornamental paving, a number of patios and there is a useful garden room. The garage at the side measures 14'3" x 9'8" there is an electric up and over door electric light and power supply and houses a newly fitted 'Vaillant' gas central heating boiler. 7kw EV charging point.

Council Tax

Sefton MBC band E

Tenure

Freehold.



Ground Floor



First Floor



Second 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.