



54 Bibby Road, Churchtown, Southport, PR9 7PT
Offers In Excess Of £400,000
Subject to Contract

This beautifully presented three bedroom detached dormer style bungalow is ideally located close to the historic and much loved Village of Churchtown. The property offers an expansive and deceptively spacious layout with features including a bright and airy living space, complemented by a modern kitchen opening to dining area leading to enclosed courtyard to the rear. A fixed staircase leads to the dormer extension and there are a further two double bedrooms and a modern family bathroom located to the ground floor. Each of the three bedrooms are generously sized, providing comfort and privacy. The dormer design adds to the home's unique charm while maximising space. The first floor bedroom also benefiting from en-suite shower room including WC. The plot has been arranged for ease of maintenance providing off road parking to front and a garage to rear. The location is exceptionally convenient for Churchtown Village just a short distance away, making it an attractive choice for families & couples alike seeking both convenience and tranquillity.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Upvc double outer side door and inserts leading to vestibule with woodgrain tiled style ceramic flooring and wall tiling. Upvc double glazed inner door leads to....

Entrance Hall

Spacious entrance hall with woodgrain laminate style flooring, recessed spotlighting and wall radiator. Glazed internal door leads to...

Lounge - 4.11m x 3.76m (13'6" into bay x 12'4" into recess)

Upvc double glazed bay window to front, opaque Upvc double glazed windows to recess. Attractive electric fire with marble interior, hearth and surround. Woodgrain laminate style flooring, picture rail and coving.

Bedroom 1 - 3.33m x 3.18m (10'11" x 10'5")

Upvc double glazed window to front, neoclassical radiator and woodgrain laminate style flooring.

Bedroom 2 - 3.18m x 3.02m (10'5" x 9'11")

Upvc double glazed side window, and woodgrain laminate style flooring, cupboard houses 'Worcester' combination style central heated boiler system. Neo classical style radiator, picture rail and coving.

Family Bathroom/ WC - 2.62m x 2.92m (8'7" x 9'7")

Two opaque Upvc double glazed windows, four piece modern white suite comprising of low level WC, wash hand basin with drawers below, mixer tap and illuminated vanity wall mirror above. Walk in shower with plumbed in rainfall style shower unit hand held shower attachment and separate free standing slipper style bath with waterfall mixer tap and hand held shower attachment. Wall to floor ceramic tiling inset display recess to shower cubicle, wall light points, recessed spotlighting, heated towel rail and extractor.

Dining Kitchen - 7.01m x 3.73m (23'0" x 12'3" overall into bay)

Upvc double glazed window including separate bay with French double doors leading to enclosed courtyard at the rear. Modern shaker style kitchen with a number of grey base units including cupboards and drawers, wall cupboards with under unit lighting and Quartz granite working surfaces including inset one and half bowl sink unit with mixer tap and drainer. Appliances include 'Neff Hide and Slide' electric oven, five burner gas on glass hob with 'Bosch' extractor over, slimline dishwasher and washing machine. Kitchen also benefits from pull out pantry cupboards and integral fridge and freezer. Woodgrain tiled flooring and open plan access to dining area with fixed staircase leading to first floor dormer including handrail, spindles and newel post. Picture rail, recessed spotlighting.

First Floor

Under eaves storage access and door leading to....

Bedroom 3 - 5.33m x 4.88m (17'6" into recess x 16'0" including areas of reduced head height)

Upvc double glazed window to side dormer and neoclassical style wall radiator and under eaves storage cupboard access. Door leads to...

Ensuite Shower Room/ WC - 2.01m x 1.6m (6'7" x 5'3")

Opaque Upvc double glazed side window to dormer with three piece modern white suite comprising of low level WC, corner wash hand basin with mixer tap and illuminated vanity wall cabinet to one wall. Walk in shower enclosure with plumbed in rainfall style shower and hand held shower attachment. Wall to floor ceramic tiling with neoclassical style radiator, recessed spotlighting and extractor.

Outside

Flagged front driveway access via wrought iron gates and wrought iron railings lead to off road parking for a number of vehicles. Astro Turf lawn for ease of maintenance with secure side gated access leading to rear and a garage and enclosed courtyard predominately ceramic tiled for ease of maintenance. Garage includes electric and power.

Council Tax

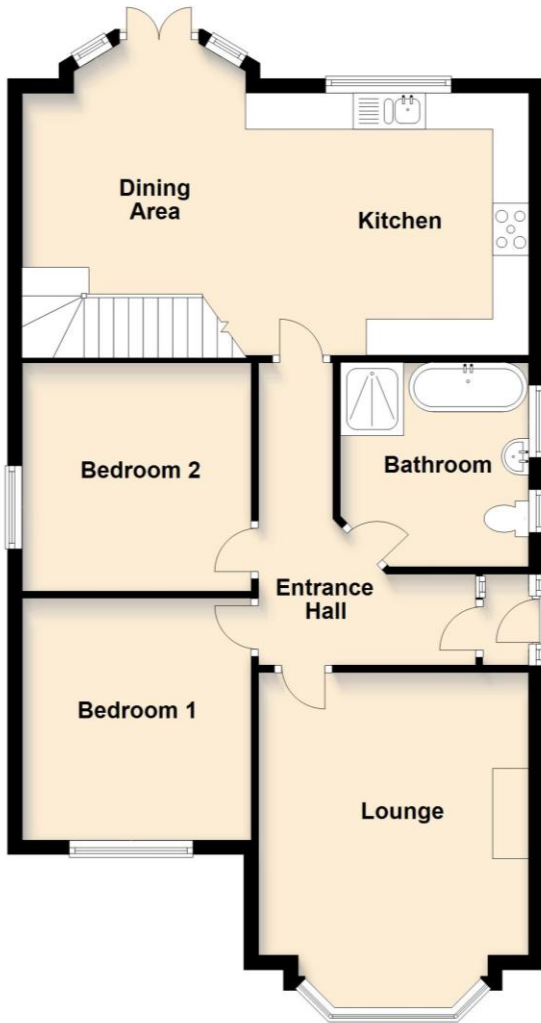
Sefton MBC band D.

Tenure

Freehold.



Ground Floor



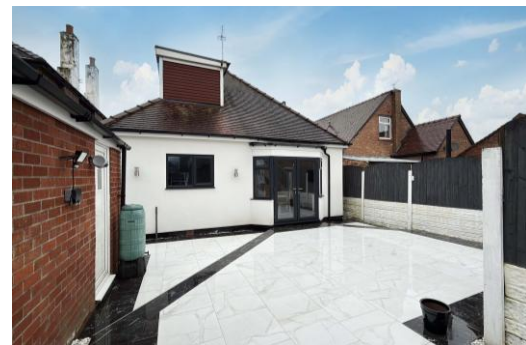
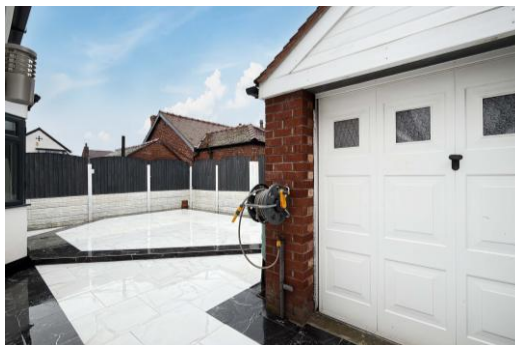
First Floor



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



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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