



**129 Preston New Road, Churchtown,  
Southport, PR9 8PR  
£325,000 Subject to Contract**

An early inspection is advised to fully appreciate the extent and layout of the accommodation offered by this individual detached property. Installed with gas central heating, Upvc double glazing the accommodation briefly includes, entrance hall with part galleried landing, lounge/ dining room, conservatory, bedroom, dining kitchen, shower room and utility room, and on the first floor there are 2 further bedrooms and a bathroom and WC. The property stands in gardens to the front, sides and rear with off road parking for several vehicles and integral garage.

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

*Southport's Estate Agent*



### Entrance Porch

Upvc double glazed, double outer doors and side windows, tiled floor. Upvc inner door with double glazed fan lights and double glazed side windows.

### Spacious Entrance Hall

Panelled staircase to part galleried first floor landing. Dado rail, glazed double doors to...

### Lounge/ Dining Room - 8.53m x 3.66m (28'0" x 12'0" extending to 16')

Upvc double glazed bow bay window overlooking the front garden. Upvc double glazed window to side. Living flame coal effect gas fire (not currently in use) in attractive surround, wall light points. Double glazed patio door and side screen to....

### Conservatory - 2.08m x 3.43m (6'10" x 11'3")

Upvc double glazed windows and double doors to the side garden.

### Kitchen - 3.4m x 3.35m (11'2" x 11'0")

Single drainer, one and half bowl sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards, glazed China cupboard. Working surfaces, part wall tiling. Four ring gas hob, cooker hood above and split level electric oven, integral fridge and freezer, plumbing for slimline dishwasher.

### Bedroom 1 - 4.57m x 3.66m (15'0" x 12'0" overall)

Upvc double glazed window, range of built in wardrobes, dressing table and drawers, corner display units, overhead storage cupboards, further drawer units with bench seating.

### Inner Hall

Door to the side garden.

### Shower Room - 2.54m x 2.03m (8'4" x 6'8")

Upvc double glazed window, tiled walls, large step in shower enclosure with thermostatic shower, vanity wash hand basin with cupboards below and above, illuminated vanity mirror. Low level WC.

### Utility Room - 1.98m x 1.12m (6'6" x 3'8")

Plumbing for washing machine, working surfaces, Upvc double glazed window. Curtesy door to garage.

### First Floor Part Galleried Landing

Upvc double glazed high level window.

### Bedroom 2 - 4.88m x 3.66m (16'0" x 12'0")

Built in wardrobes, overhead storage cupboards, walk in storage cupboard, Upvc double glazed window.

### Bedroom 3 - 2.95m x 3.15m (9'8" x 10'4")

Built in wardrobes to one wall, Upvc double glazed window.

### Bathroom - 2.16m x 2.26m (7'1" x 7'5")

Upvc double glazed window, corner bath, vanity bowl sink unit with drawers below, step in shower enclosure with 'Mira' electric shower, chrome towel rail/ radiator.

### Separate WC - 1.57m x 0.97m (5'2" x 3'2")

Low level WC, Upvc double glazed window.

### Outside

The property stands in gardens to the front, both sides and rear. The front garden is planned with lawn, ornamental borders stocked with a variety of plants and shrubs, one side garden is mainly paved for ease of maintenance and has a useful timber shed, the other side garden is planned lawn, ornamental borders well screened patio. At the rear there is off road parking for several vehicles and a caravan and also access to the garage with electric up and over door, 'Glow Worm' gas central heating boiler, battery for the solar panels and measuring 17' x 9'7" extending to 11'8" overall.

### Council Tax

Sefton MBC band E.

### Tenure

Freehold.

### Solar

The property benefits from solar panels which generate electricity for domestic use and the surplus being stored in a battery.



**Ground Floor**



**First Floor**



Floor plans are for illustration only and not to scale



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.