



37 Churchgate, Churchtown, Southport, PR9 7JH
Offers In Excess Of £300,000
Subject to Contract

With current availability for property in Churchtown being very limited we anticipate this immaculate extended family house will not be on the market long! ***Virtual Tour Available***

Modernised & very much improved throughout, the generous living accommodation comprises; entrance hall with WC, front lounge, sitting/dining room leading to a modern style kitchen being a definite feature! There is also a ground floor WC. To the first floor there are three bedrooms and a modern style family bathroom with WC. The gardens are very well established, with off-road parking to front and private patio and laid to lawn area, not directly overlooked. There is also access to a garage. 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

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Southport's Estate Agent

Enclosed Entrance Vestibule

Upvc double glazed double outer doors and arched side inserts to vestibule. Inner door with portal style glazed leaded light insert and matching side windows lead to...

Entrance Hall

Turn stairs lead to first floor with handrail and newel post. Under stairs storage cupboard and door leads to WC which has Upvc double glazed side window and comprises of low level WC, vanity wash hand basin with mixer tap and tiled splashback.

Lounge - 4.27m x 3.76m (14'0" into bay x 12'4" into recess)

Upvc double glazed bay window to front, display recess to chimney breast with wooden surround over tiled hearth, picture rail and coving.

Dining Room - 3.96m x 4.85m (13'0" overall x 15'11" into recess)

Upvc double glazed French double doors leads to enclosed garden at the rear. Display recess to chimney breast with wooden fire surround over tiled hearth. Book shelving inset to recess, picture rail and coving. Step leads down to...

Kitchen - 2.44m x 2.39m (8'0" x 7'10" excluding recess)

Upvc double glazed double door and window leads to side and rear of property. A most impressive bespoke fitted kitchen including a number of built in base units with cupboards and drawers, wall and glazed China cupboards and working surfaces including inset one and half bowl sink unit with mixer tap and drainer. Appliances include 'Neff' electric oven with four ring ceramic style hob, slimline dishwasher and integral fridge. Under unit lighting to wall cupboards and recessed spotlighting. Access to recess continues matching cabinetry including integral freezer, wall shelving and Upvc double glazed window to side.

Landing

Upvc double glazed side window, loft access, picture rail and coving.

Bedroom 1 - 4.5m x 3.05m (14'9" into bay x 10'0" into chimney breast)

Upvc double glazed bay window to front with fitted wardrobes to recess, picture rail and coving.

Bedroom 2 - 3.76m x 3.4m (12'4" x 11'2" into recess)

Upvc double glazed window overlooks rear of property, fitted wardrobes, picture rail and coving.

Bedroom 3 - 2.51m x 2.36m (8'3" x 7'9")

Upvc double glazed window, picture rail and coving.

Bathroom/WC - 2.36m x 2.9m (7'9" x 9'6" into recess)

Upvc double glazed window, four piece modern white suite comprising of low level WC, wash hand basin with mixer tap and glazed splashback, twin grip panelled bath with contemporary style central mixer tap and glazed splashback, step in shower enclosure includes electric shower with glazed folding shower door, fitted corner linen cupboard and ladder style chrome heated towel rail. Recessed spotlighting and extractor.

Outside

Block paved driveway access to front provides off road parking for numerous vehicles and continues to side. Garden to rear block paved via side access with benefit of integral utility/ boiler cupboard with plumbing available for washing machine and housing combination style central heated boiler system. The walled rear garden also provides access to a garage measuring 17'5" overall x 8'1" including timer double door access, electric light and power. There is also a set of Upvc double glazed French doors leading to enclosed rear garden with includes lawn and borders well stocked with a variety of plants, shrubs and trees.

Council Tax

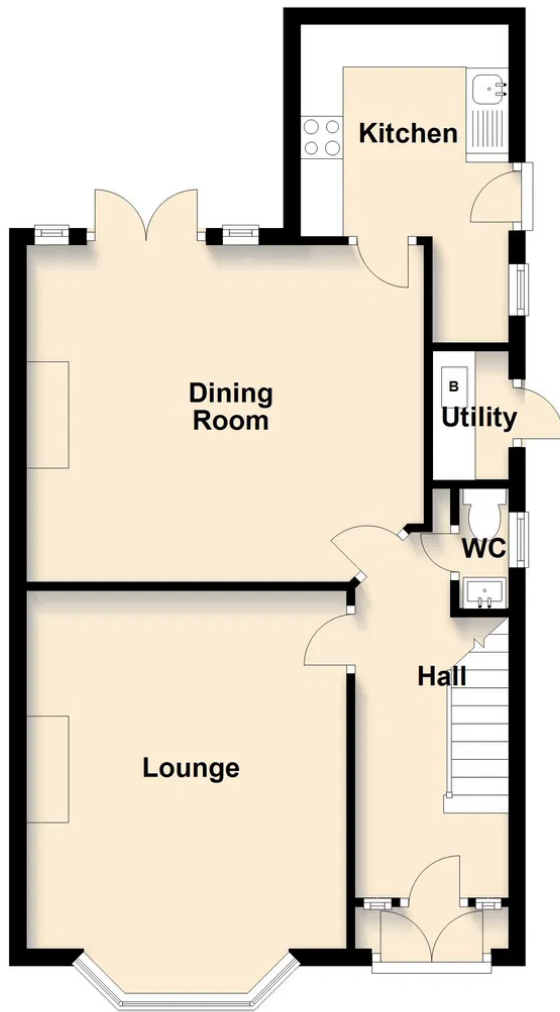
Sefton MBC band D.

Tenure

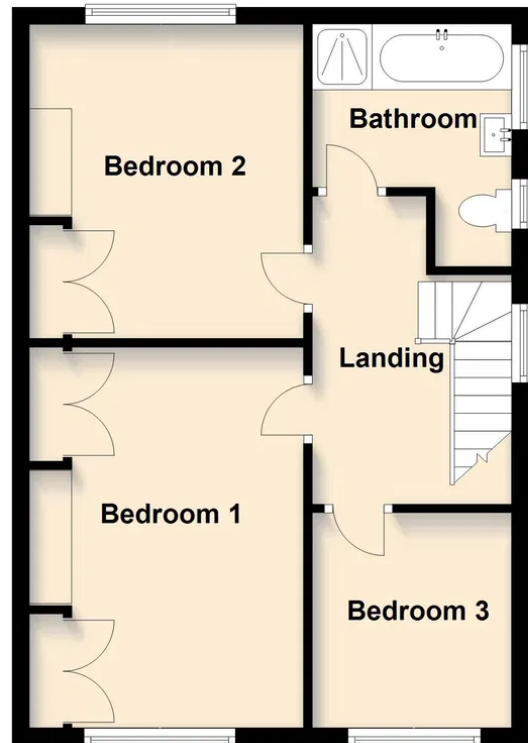
Freehold.



Ground Floor



First Floor



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



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