



**20 Churchgate, Churchtown
Southport, PR9 7JJ, £750,000
‘Subject to Contract’**

This charming and unique wisteria clad, detached cottage offers the discerning buyer the opportunity to purchase a completely individual property situated in a highly sought after location. The cottage stands in a generous plot, with established gardens to both the front and rear with lawns, well tended borders, specimen trees, parking for several cars and a double garage. Installed with both gas central heating and double glazing the accommodation briefly includes; porch, dining room, lounge, sitting room with doors to the rear garden, breakfast kitchen leading to a conservatory also with doors to the rear garden. There are three, double bedrooms, with the main bedroom having an ensuite bathroom and there is a family bathroom and WC. The cottage is situated within the North Meols Conservation Area, on 'Little Churchgate', a lane of individual detached, semi detached and terraced houses, cottages, some thatched. The location is just a short walk from the charming village of Churchtown with its range of speciality shops, wine bars, restaurants and Botanic Gardens. Offered for sale with no chain delay this truly is a rare opportunity to acquire a one-off property.

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

Leaded glazed windows and outer door. Leaded glazed inner door leading to...

Dining Room - 4.52m x 4.06m (14'10" x 13'4")

Double glazed and leaded window overlooking the front garden, beam ceiling.

Lounge - 4.52m x 4.67m (14'10" x 15'4")

Two double glazed and leaded windows overlooking the front garden. Beam ceiling, double, arched glazed doors to...

Sitting Room - 4.78m x 3.84m (15'8" x 12'7")

Double glazed and leaded side windows, Upvc double glazed and leaded French door and side windows leading to the rear garden. Attractive fire surround and hearth with living flame coal effect gas fire.

Breakfast Kitchen - 2.72m x 7.37m (8'11" x 24'2")

Three double glazed and leaded windows inset single drainer stainless steel sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards, china display cupboards, plate rack. Six burner double oven range with cooker hood above, housing unit for fridge freezer, integrated dishwasher, housing and plumbing for washing machine. Tiled floor. Leaded glazed door to...

Conservatory - 2.62m x 2.44m (8'7" x 8'0")

Upvc double glazed windows and double doors to the rear garden. Tiled floor.

Inner Hall

Bedroom 1 - 3.35m x 3.94m (11'0" x 12'11" to front of wardrobes)

Range of built in wardrobes with louvre doors, two double glazed and leaded windows.

Ensuite Bathroom - 1.57m x 2.24m (5'2" x 7'4")

Double glazed and leaded window, coloured suite including twin grip panelled bath with 'Mira' shower, vanity wash hand basin with cupboard below, low level WC. Part wall tiling.

Bedroom 2 - 3.96m x 4.6m (13'0" excluding door recess x 15'1")

Double glazed and leaded windows to rear and side. Built in wardrobes.

Bedroom 3 - 3.66m x 3.94m (12'0" x 12'11")

Double glazed and leaded window.

Bathroom - 2.26m x 2.84m (7'5" x 9'4")

Double glazed and leaded window, white suite including free standing claw and ball foot bath, telephone style mixer tap and shower. Pedestal wash hand basin, low level WC, half tiled walls and tiled floor. Cupboard housing 'Ideal Logic' gas central heating boiler.

Outside

The cottage stands in delightful stunning gardens to the front and rear, the rear garden having climbing hydrangea, paved patio, ornamental shaped lawns, borders stocked with a variety of plants, specimen trees, shrubs. A particular feature of the rear garden is its privacy as it is not directly overlooked. The front garden has lawn, flower beds stocked with plants and shrubs, complimentary wisteria clad front. There is parking for numerous cars, garage with electric up and over door measuring 14'4" x 15' and an adjoining store room measuring 6'5" x 11'6".

Council Tax

Sefton MBC band G.

Tenure

Freehold.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



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.