



**65 Carisbrooke Drive
Churchtown, PR9 7JD, £270,000
'Subject to Contract'**

Positioned within easy reach of the vibrant and ever-popular Churchtown Village, this traditional semi-detached family home offers well-proportioned living space ideal for a wide variety of purchasers including couples and families alike. The ground floor includes a welcoming front lounge, a spacious rear lounge/dining room ideal for family living or entertaining, and a fitted kitchen with access to garden. Upstairs, there are three bedrooms together with a family bathroom. Outside, the property benefits from well-established gardens, while a garage is located at the rear and offers scope for modernisation or possible repurposing (subject to any necessary consents). The area is highly regarded for its excellent local Primary & Secondary Schools, green spaces, and charming café culture found just a short stroll away in Churchtown Village.

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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

Enclosed Entrance Vestibule

Upvc double glazed double outer doors, side window and tiled flooring. Glazed inner door with stained glazed and leaded light insert leads to...

Entrance Hall

Staircase to first floor with handrail and newel post, picture rail and doors lead to...

Front Lounge - 3.86m x 3.15m (12'8" x 10'4")

Upvc double glazed window to front and glazed window to enclosed entrance vestibule at the side. Living flame gas fire with marble interior, hearth and wooden fire surround. Picture rail.

Rear Lounge/ Dining Room - 3.51m x 5.05m (11'6" x 16'7" into recess)

Upvc double glazed windows overlooking both side and rear of property. Living flame gas fire with marble interior, hearth and wooden fire surround. Picture rail and door leads to useful built in under stairs storage cupboard also housing electrical consumer unit and meters. Cupboard also having Upvc double glazed window to side. Door leads to...

Kitchen - 4.04m x 2.24m (13'3" x 7'4")

Upvc double glazed windows to both side and overlooking rear of property. Modern style kitchen arranged in a cream gloss style with a number of built in base units which include cupboards and drawers, wall and glazed china cupboards, working surfaces and single bowl sink unit with mixer tap and drainer. Wall cupboard houses conventional style central heated boiler system, space is available for cooker and funnel style extractor hood above. Plumbing also available for washing machine with space and recess for tumble dryer. Space also available for free standing fridge freezer. Mid way wall panelling, woodgrain laminate style flooring and door leads to both side and rear of property.

First Floor Landing

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

Bedroom 1 - 3.86m x 3.15m (12'8" x 10'4")

Upvc double glazed window, picture rail.

Bedroom 2 - 3.45m x 2.77m (11'4" x 9'1" into recess)

Upvc double glazed window overlooks rear of property, picture rail and built in wall cupboard houses hot water cylinder.

Bedroom 3 - 2.92m x 1.8m (9'7" x 5'11")

Upvc double glazed window, picture rail.

Bathroom/WC - 1.78m x 1.96m (5'10" x 6'5")

Three piece white suite to include low level WC, pedestal wash hand basin and panelled bath with telephone style mixer tap and hand held shower attachment. 'Triton' electric shower unit with tiled walls, ladder style chrome heated towel rail and extractor.

Outside

Hard surface driveway access to front provides off road parking with lawn and borders stocked with plants, shrubs and trees. Side timber entrance via gate leads to rear of property with further hard surfaces access leading to a garage via up and over door (garage is currently in disrepair and would benefit a program of improvement including a new roof) The side entrance access leading to garage is an approximate width of 6'1" The enclosed rear garden is not directly overlooked providing a private outside space with patio and laid to lawn.

Council Tax

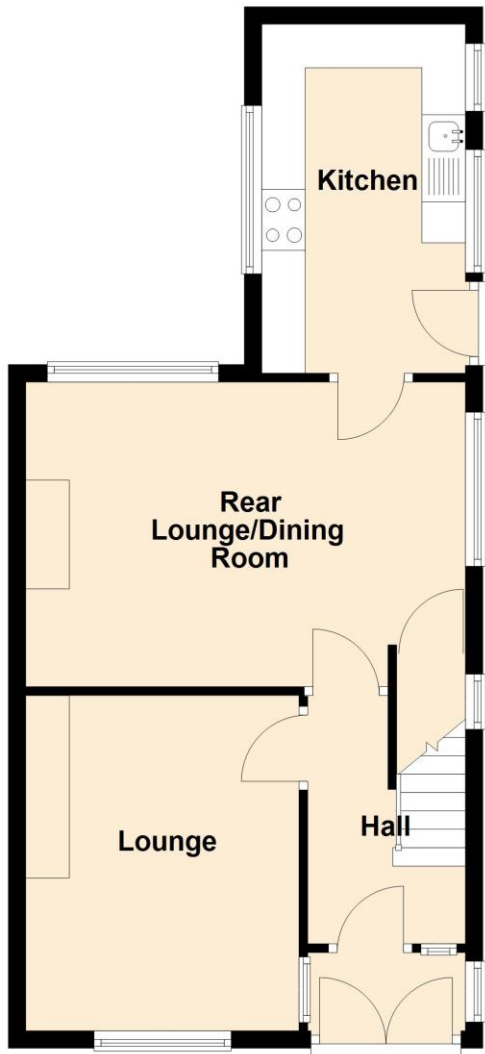
Sefton MBC band C.

Tenure

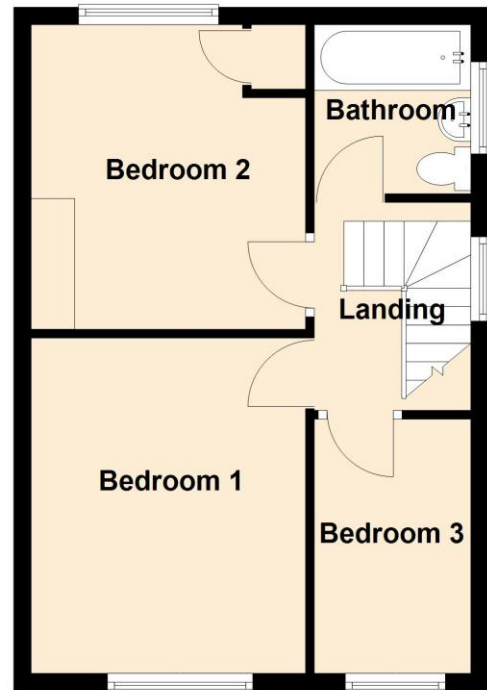
Leasehold for 999 years from 1 November 1933 with a ground rent of £6.10



Ground Floor



First Floor



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