



**8 Emmanuel Road
Churchtown, PR9 9RL, £400,000
'Subject to Contract'**



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Southport's Estate Agent

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A most impressive five-bedroom family house, this doors-together semi-detached home is set along a much sought-after road close to the historic village of Churchtown. The location is ideal, with its wide range of speciality shops, restaurants, and bars, together with highly regarded Primary & Secondary Schools and the picturesque Botanical Gardens all within easy reach. The property itself strikes the perfect balance between character and modern appeal, making it a superb choice for family living and retaining many pleasing character features such as double glazed stained and leaded light windows throughout! The accommodation is well planned, with welcoming reception hall and a number of generous reception rooms, a hardwood double-glazed conservatory overlooking the established gardens to the rear, and a cosy breakfast kitchen at the heart of the home. To the first floor there are four bedrooms served by a family bathroom, while the second floor provides a fifth bedroom complete with en-suite facilities. Externally, the property enjoys off-road parking to the front and the benefit of a garage to the rear. The established and mature gardens are a definite feature, extensive in size and very private. Quite simply, this is one of the nicest family homes in the vicinity and a rare opportunity to acquire such a well-positioned residence.

Enclosed Entrance Vestibule

Outer storm doors with glazed and leaded light inserts, tiled flooring and inner door with glazed and leaded light insert together with matching side screens to reception hall.

Reception Hall

Generous and inviting reception hallway with feature exposed brick fire surround, electric fire over tiled hearth mantle. L-shaped entrance hallway leads to main accommodation with turned staircase to first floor with handrail and newel post. Glazed door with areas of reduced head height access also housing electrical consumer unit and meters.

Lounge - 4.57m x 3.84m (15'0" into bay x 12'7" into recess)

Double glazed and leaded light bay window with feature motive transoms. Living flame gas fire with tiled interior and hearth with wooden surround and mantle piece. Two leaded ,light windows to side.

Sitting Room - 4.5m x 3.33m (14'9" overall measurements x 10'11" into recess)

Generous reception room with feature fire place including cast iron and tiled interior over tiled hearth with wooden pillared surround and mantle piece. Glazed internal double doors and side screens lead to.....

Conservatory - 3.84m x 2.87m (12'7" x 9'5")

Double glazed hardwood conservatory with Cathedral style rear windows overlooking gardens with double doors. Centrally heated and vinyl covered flooring.

Breakfast Kitchen - 6.02m x 2.87m (19'9" x 9'5")

Double glazed windows overlooking rear garden and further windows with door leading to side. Breakfast area provides access to main kitchen arranged in a modern shaker style with a number of built-in base units, cupboards and drawers, wall and glazed china cupboards, corner display shelving and working surfaces with single bowl sink unit with mixer tap and drainer. Appliances include; integrated dishwasher, Range double oven with 8 burner gas hob, partial wall tiling to chimney breast and built in extractor over. Plumbing is available for washing machine, space for free standing fridge freezer, partial wall tiling and extractor.



First Floor

Double glazed and leaded light side window to half landing, main landing with turned staircase to the second floor.

Bedroom 1 - 4.62m x 3.84m (15'2" into bay x 12'7")

Double glazed stained and leaded light window, with matching transoms.

Bedroom 2 - 4.22m x 3.35m (13'10" x 11'0" into recess)

Double glazed window overlooking rear gardens.

Bedroom 3 - 3.91m x 2.41m (12'10" x 7'11")

Glazed, stained and leaded light window overlooking garden with motive transoms.

Bedroom 4 - 2.74m x 2.87m (9'0" x 9'5")

Double glazed window overlooking rear.

Family Bathroom - 1.83m x 2.11m (6'0" x 6'11")

Glazed window, panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, tiled walls and vinyl covered flooring.

Wc - 1.8m x 0.86m (5'11" x 2'10")

Glazed window, low level WC, midway wall tiling and vinyl covered flooring.

Second floor Landing

Double glazed 'Velux' sky light maximising natural light. Door leads to large under eaves storage area with potential to extend further in the future (Subject to the usual building and planning consents being obtained)

Bedroom 5 - 6.32m x 4.29m (20'9" overall measurements into bay x 14'1" reducing to 7'10 including areas of reduced head height

Upvc double glazed duel aspect windows to front and rear. Under eaves storage access and door leads to....

En Suite Shower Room/WC - 1.17m x 1.83m (3'10" x 6'0" including areas of reduced head height)

Three piece white suite comprising of low level WC, wash hand basin and step-in shower enclosure with plumbed in shower and partial wall tiling, wall light point and extractor.

Outside

The property is situated in an established and mature plot which is very private and not directly overlooked. Hard surface driveway access to front provides off road parking and leads via secure timber double gates to a garage at the rear. The detached garage is accessed via up and over door and measures 15'2" x 7" with electric light and power supply. The extensive enclosed rear garden is very well screened with well established and mature borders, stocked with a wide variety of plants, shrubs and trees! Loose stone space which could be suitable for a greenhouse or garden shed. There is also access to a useful adjoining store also housing the 'Worcester' central heating boiler system. Tucked away and secluded to the rear of the garden there is further loose stone space perfect for turning into a children's play area or creating hard standing for possible Greenhouse, garden shed or working home office (Subject to consents).

Council Tax

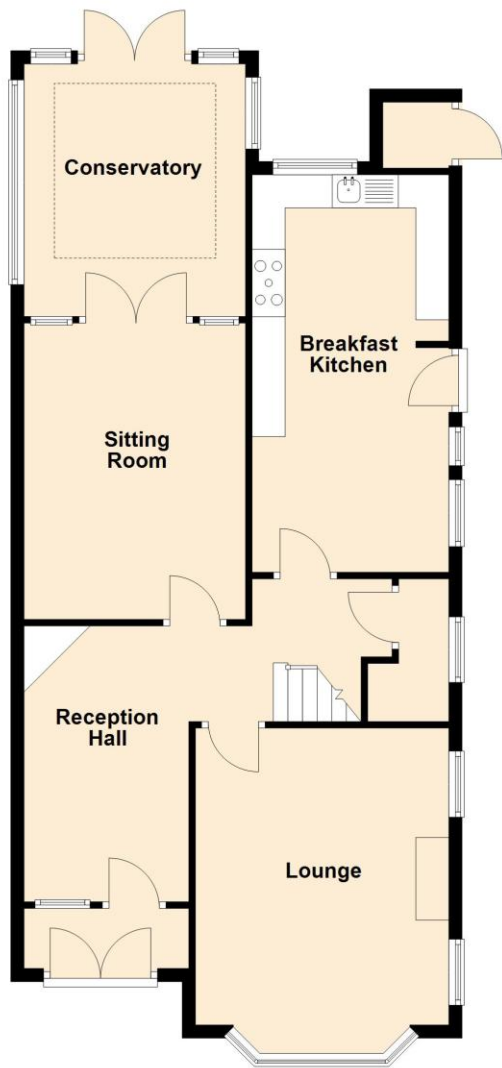
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Tenure

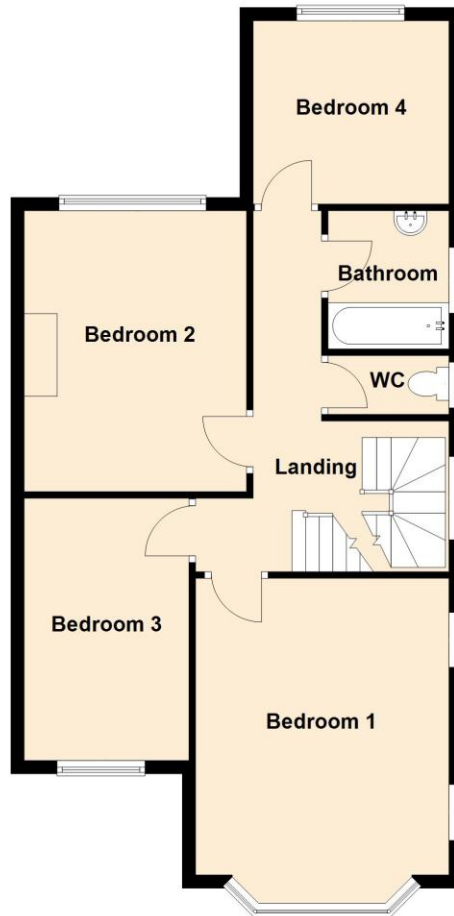
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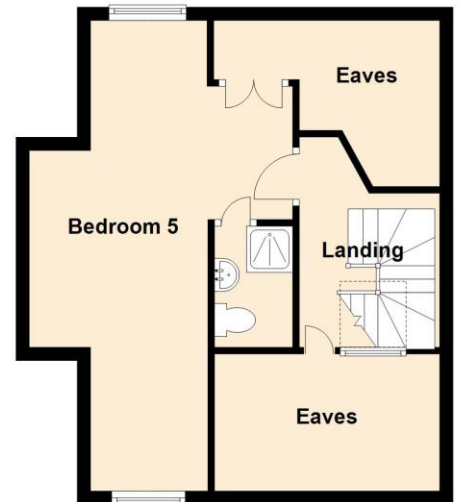
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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