



**35 Emmanuel Road
Churchtown, PR9 9RP £385,000
'Subject to Contract'**

Nestled on one of the most desirable roads near the charming Churchtown Village, this fabulous 1930s semi-detached family home radiates character and charm. Step into the welcoming reception hallway, leading to multiple inviting reception rooms, a delightful kitchen with views over the lush gardens, and access to a lovely conservatory. The first floor offers three well-proportioned bedrooms and a family bathroom, with fixed stairs leading to a loft conversion housing a fourth bedroom. The beautifully established gardens, a standout feature, are stocked with plants, shrubs, and trees, offering privacy and an idyllic setting for families. With off-road parking at the front and easy access to bus links, this home is perfectly situated near the vibrant Churchtown Village, renowned for its specialty shops, restaurants, bars, thatched cottages, coffee spots, and the stunning Botanic Gardens. With bus services to Southport town centre, Lord Street, and seaside attractions, early viewing of this wonderful property is highly recommended.

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

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 glaze doors to front of property with matching side screens, tiled flooring and attractive inner door with leaded light insert leading to...

Entrance Hall

Opaque UPVC double glazed side window, stairs turned to 1st floor with handrail, spindles and newel post. Under stairs storage cupboard and separate built-in storage cupboard for further usage, space panelling to plate rail and door leads to separate built-in front door with hanging space for cloaks and shoes. Opaque UPVC double glazed window to front.

Lounge - 4.88m x 3.84m (16'0" into bay x 12'7" into recess)

UPVC double glazed bay window to front of property, cast-iron fireplace with attractive tiled and 'Motif' interior living flame fire over tiled half inset to chimney breast with dado rail, wall light points and plate rail with ornate period style coving.

Sitting Room/Dining Room - 5.23m x 3.53m (17'2" overall measurements x 11'7" into recess)

Gas point for fire, wall light point, picture rail and period coving. UPVC double glazed double doors lead to...

Conservatory - 4.19m x 3.15m (13'9" x 10'4")

UPVC double glazed double doors and windows maximise natural light and lead via step down to enclosed patio area and most impressive enclosed gardens to the rear. The conservatory also benefits from central heating and opaque UPVC double glazed pitched roof.

Kitchen - 3.84m x 2.51m (12'7" x 8'3")

UPVC double glazed window overlooks rear of property with attractive kitchen fitted with a range of built-in base units including cupboards and drawers, wall cupboards and working surfaces including single bowl sink unit with mixer tap and drainer. Partial wall tiling and tile effect vinyl covered flooring. Appliances include space for freestanding fridge freezer, space for cooker with gas point plumbing for both washing machine and dishwasher and further base unit with recess for separate fridge. Separate side door access leads to rear, door leads to built-in pantry/utility cupboard under the stairs with UPVC double glazed side window and useful electric light and shelving.

First Floor Landing

UPVC double glazed side window on half landing. Main landing includes fixed staircase with handrail, spindles newel post and separate handrails leading to 2nd floor bedroom.

Bedroom 1 - 4.88m x 3.56m (16'0" into bay x 11'8" overall measurements from recess to rear of non-fitted wardrobes)

UPVC double glazed window to front of property, picture rail and period coving.

Bedroom 2 - 5.23m x 3.53m (17'2" overall measurements x 11'7" into recess and rear of wardrobes)

UPVC double glazed window overlooks rear of property with delightful aspect to garden, fitted wardrobes with vanity mirror, mirrored frontage, hanging space and shelving, picture rail and period style coving.

Bedroom 3 - 3.12m x 2.57m (10'3" x 8'5")

UPVC double glazed window to front of property, picture rail.

Bathroom - 2.87m x 2.54m (9'5" x 8'4" into recess)

Opaque UPVC double glazed window to rear, four piece bathroom suite including low-level WC, bidet, pedestal wash hand basin and twin grip panel bath with glazed shower screen, wall grips, mixer tap including telephone style shower attachment and wall mounted 'Triton' electric shower unit. Bathroom includes partial wall tiling, ornate fireplace to chimney breast, wall light points and extractor.

WC - 1.63m x 0.86m (5'4" x 2'10")

UPVC double glazed opaque window to side, low-level WC, dado rail.

Second Floor

Opaque UPVC double glazed window to side and door leading to...

Bedroom 4 - 4.78m x 4.98m (15'8" including areas of reduced head height x 16'4" overall measurements excluding recess)

Two double glazed skylights to roof pitch and doors with under eaves storage access bedroom perfect for teenager or use as family suite. Further built-in storage cupboard.

Outside

Well established gardens to front with off-road parking via gated access providing flagged driveway and shaped and edged lawn with established border, well stocked with a variety of plants shrubs and trees. Secure gated access leads to rear. To the front enclosed side entrance access leads to rear of property with flagged side access leading to a garage via up and over door. The rear garden in the opinion of the estate agents is a most definite feature with flagged patio area leading to lead to lawn shaped borders and a variety of plant shrubs trees and dwarf hedges. The property is well screened, private and not directly overlooked. Access to timber Summer house, ornamental fish pond with water feature and separate timber garden shed. There is also an adjoining garden store to the rear of the garage. The property also enjoys the South Westerly enviable orientation perfect for families to enjoy.

Council Tax

Sefton MBC band D.

Tenure

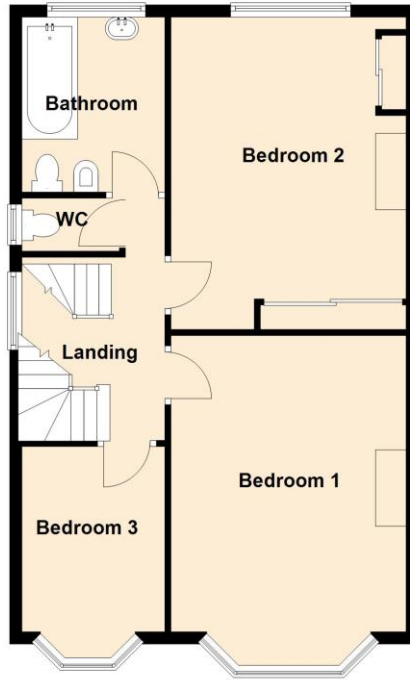
Freehold.



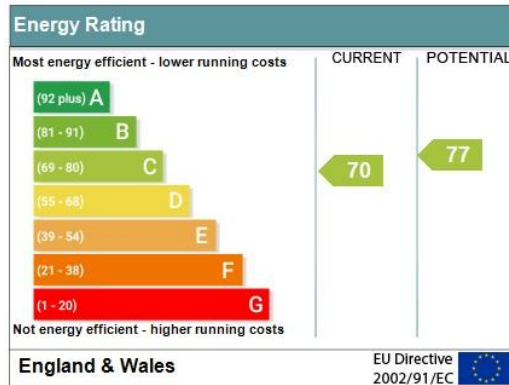
Ground Floor



First Floor



Second Floor



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.