



**52 Mallee Crescent
Churchtown, PR9 8NJ, £300,000
'Subject to Contract'**

Introducing a fabulous four-bedroom extended semi-detached home, ideally located just a stone's throw from the vibrant amenities of Churchtown Village. Enjoy a wealth of specialty shops, delightful restaurants, and charming bars right at your fingertips. Inside, the property welcomes you with an inviting entrance hallway that leads to a cosy front lounge. The rear lounge flows seamlessly into an open-plan galley kitchen, perfect for entertaining and fitted with modern appliances. From here, a set of UPVC double-glazed doors opens to a centrally heated conservatory and onto the rear gardens. Upstairs, three well-proportioned bedrooms share a modern four-piece bathroom suite, while a staircase leads up to the loft extension, revealing a spacious master bedroom complete with its own en-suite. The home also offers the convenience of off-road parking at the front and a garage to the rear. With sought-after local schools like Churchtown and St. Patrick's Primary nearby, as well as excellent bus links, this property truly combines comfort, convenience, and an enviable location.

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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 outer stained and leaded light door with matching side inserts leads to entrance vestibule including base units, housing electrical consumer unit and meters. Centrally heated with woodgrain laminate style flooring and hanging space to one wall. Glazed inner door leads to...

Front Lounge - 3.99m x 3.58m (13'1" into bay x 11'9" into recess)

UPVC double glazed bay window to front of property with leaded light transoms over, woodgrain laminate style flooring, multi fuel burning stove inset to chimney breast over tiled hearth, wall light points, picture rail and coving.

Rear Lounge - 3.89m x 3.58m (12'9" x 11'9" overall measurements)

Woodgrain style flooring continues, with open plan access leading to main kitchen incorporating breakfast bar. UPVC double glaze double doors and side windows lead to conservatory overlooking gardens at the rear. Picture rail.

Kitchen - 5.97m x 2.24m (19'7" x 7'4" overall measurements)

Galley style kitchen with attractive built-in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces with one and a half bowl sink unit, mixer tap and drainer. UPVC double glaze windows to side and further UPVC double glazed door leads to garden at the rear. The kitchen also incorporates useful pull-out wicker storage baskets, part wall tiling and wine racks to recess. Appliances include Neff double oven, five burner gas hob with concealed extractor over, plumbing is available for washing machine and further plumbing for dishwasher. There is also space for freestanding American style fridge freezer.

Dining Conservatory - 4.22m x 2.95m (13'10" x 9'8")

Centrally heated conservatory with UPVC double glaze double doors and windows lead to enclosed gardens at the rear. Woodgrain laminate style flooring continues.

First Floor Landing

Upvc double glazed window to side half landing, main landing with fixed turned staircase leading to second floor with handrail, spindles and newel post. Picture rail. Door leads to...

Bedroom 1 - 3.99m x 3.45m (13'1" x 11'4" to rear of wardrobes)

UPVC double glazed bay window to front of property, fitted wardrobes to the length of one wall with useful hanging space and shelving. Woodgrain laminate style flooring. Picture rail.

Bedroom 2 - 3.94m x 3.2m (12'11" x 10'6" to rear of wardrobes)

UPVC double glaze window overlooked rear of property, built-in wardrobes to one wall with overhead storage cupboards useful hanging space and shelving. Picture rail.

Bedroom 3/Home Office - 2.82m x 2.03m (9'3" x 6'8")

Third bedroom currently arranged as home office with fitted computer desk and Upvc double glazed window to front.

Family Bathroom - 2.51m x 2.24m (8'3" x 7'4")

Opaque UPVC double glazed window, four-piece modern white suite which includes low-level WC, pedestal wash hand basin with mixer tap, inset panel bath with partial tiled surround, central mixer tap and telephone style shower attachment and twin chrome ladder style heated towel rails. Step-in corner shower enclosure with thermostatic overhead shower and handheld shower attachment. Partial wall tiling. Recessed spot lighting and extractor.

Second Floor

Opaque UPVC double glazed window to side, door leads to...

Bedroom 4 - 4.47m x 3.66m (14'8" to front of eaves x 12'0" excluding recesses)

Double bedroom with double glazed skylight, recessed spot lighting and UPVC double glaze window overlooking rear of property. Useful storage access to eaves and door leading to...

En-suite Shower Room/WC - 1.78m x 1.8m (5'10" x 5'11")

Modern three-piece suite comprising of low-level WC, pedestal wash hand basin and tap in shower enclosure with 'Mira' electric shower unit and folding shower screen. Midway partial wall panelling, partial wall tiling and recessed spot lighting.

Outside

Flagged driveway access to front, predominantly arranged for ease of maintenance provides off-road parking for numerous vehicles. Secure side gated access leads to rear of property and a garage via up and over the door. The enclosed rear garden is well established, private with a number of plants, shrubs and trees including flagged patio area.

Council Tax

Sefton Tax Band C

Tenure

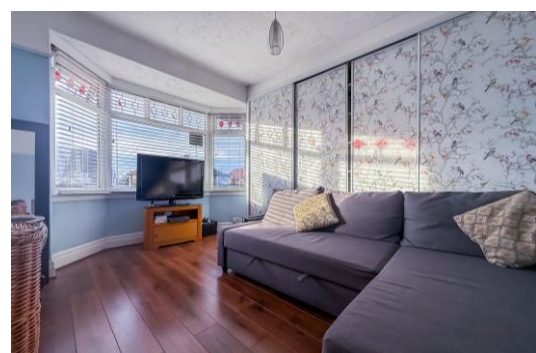
Freehold

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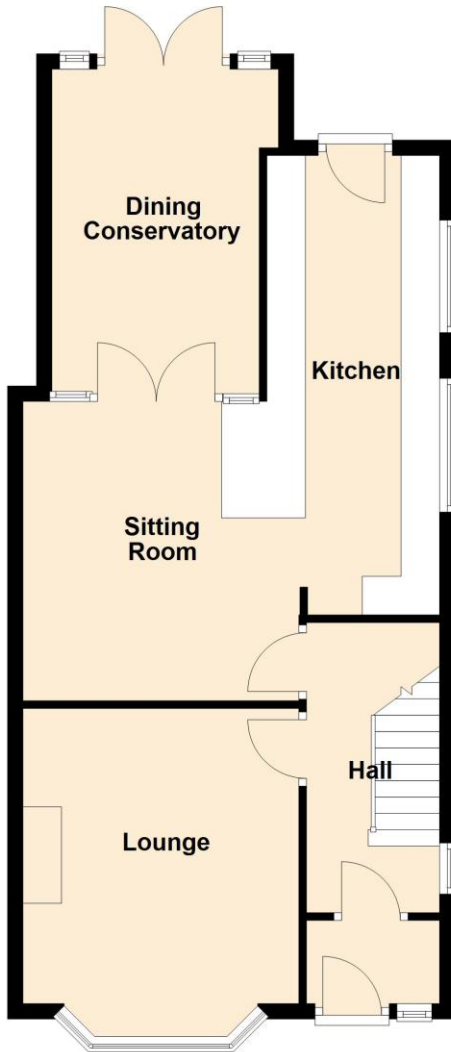
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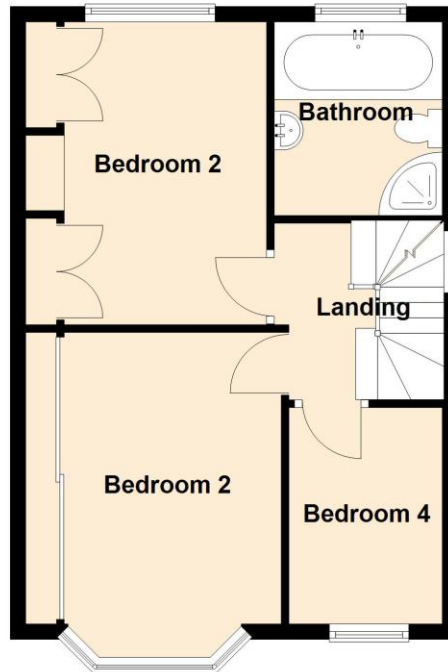
Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>



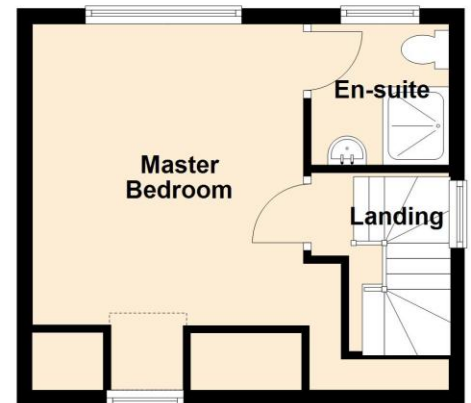
Ground Floor



First Floor



Second Floor



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