



**116 Churchgate**  
**Churchtown, PR9 7JE £425,000**  
**'Subject to Contract'**

Rare to market, this generous four-bedroom semi sits on one of Churchtown's most sought-after tree-lined roads. A welcoming reception hall leads to two spacious reception rooms, a modern dining kitchen with garden access, and a ground-floor WC. Upstairs, four bedrooms and a family bathroom await. Generous gardens, a garage, and ample parking complete the picture. Just steps from Churchtown Village's vibrant shops, cafés, and schools, this is a must-see!

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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 door and window with tiled flooring and original feature inner door to entrance hall with stained, glazed and leaded portal style insert and separate glazed and leaded side windows with stained, glazed and leaded transoms over.

### Reception Hall

Turn staircase leads to first floor with handrail, spindles and newel post. Space panelling to plate rail, original doors to main accommodation including under stairs WC. LVT flooring.

### Front Lounge

UPVC double glazed bay window to front of property, stained, glazed and leaded light side windows, cast iron working fire with tiled interior, hearth and fire surround. Stripped wooden flooring, picture rail and ceiling rose.

### Sitting Room

UPVC double glazed double doors and side screens lead to rear garden. Woodburning stove inset to chimney breast with exposed brick interior over tiled hearth with mantelpiece inset. LVT flooring continues, picture rail and coving.

### Dining Kitchen

UPVC double glazed window overlooks rear garden, opaque UPVC double glazed door and window to side. Open plan dining area leads to main kitchen which includes a range of high gloss base units which include cupboards and drawers, wall cupboards with under unit lighting and quartz granite working surfaces with one and half bowl Belfast style sink unit inset with drainer. Appliances include 'Hotpoint' double electric oven with separate combination oven below, five burner gas hob with extractor over, integral dishwasher and plumbing available for washing machine. Freezer also integral. Separate space available for free standing fridge freezer, LVT flooring continues and wall mounted 'Valiant' central heating boiler system to dining area.

### First Floor Landing

Picture rail and coving.

### Bedroom 1

UPVC double glazed bay window, picture rail and coving.

### Bedroom 2

UPVC double glazed window overlooks garden to rear of property, fitted wardrobes with fly over storage cupboards, picture rail and coving.

### Bedroom 3

UPVC double glazed window overlooks rear of property and picture rail.

### Bedroom 4

UPVC double glazed window, woodgrain laminate style flooring and picture rail.

### Bathroom/WC

Two opaque UPVC double glazed windows with four-piece white suite comprising of low-level WC, pedestal wash hand basin and panelled bath with centre mixer tap and telephone style shower attachment. Step in shower enclosure with thermostatic plumbed in overhead rainfall style shower and handheld shower attachment. Tiled walls with heated towel rail and tiled flooring.

### Outside

Hard surface driveway access to front with established borders, well stocked with a variety of plants, shrubs and trees. Off road parking available for numerous vehicles with secure side entry access partially enclosed leading to a garage via timbre double doors. The rear garden is a particular feature of the property, generous in size with flagged patio and laid to lawn, not directly overlooked and separate raised decked terrace. Borders are well established.

### Council Tax

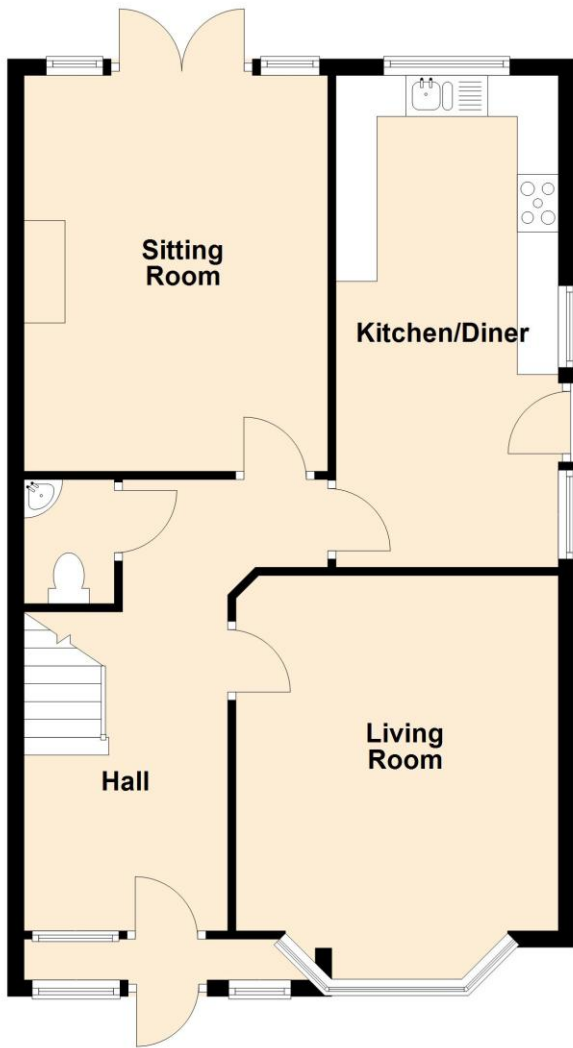
Sefton MBC Band E

### Tenure

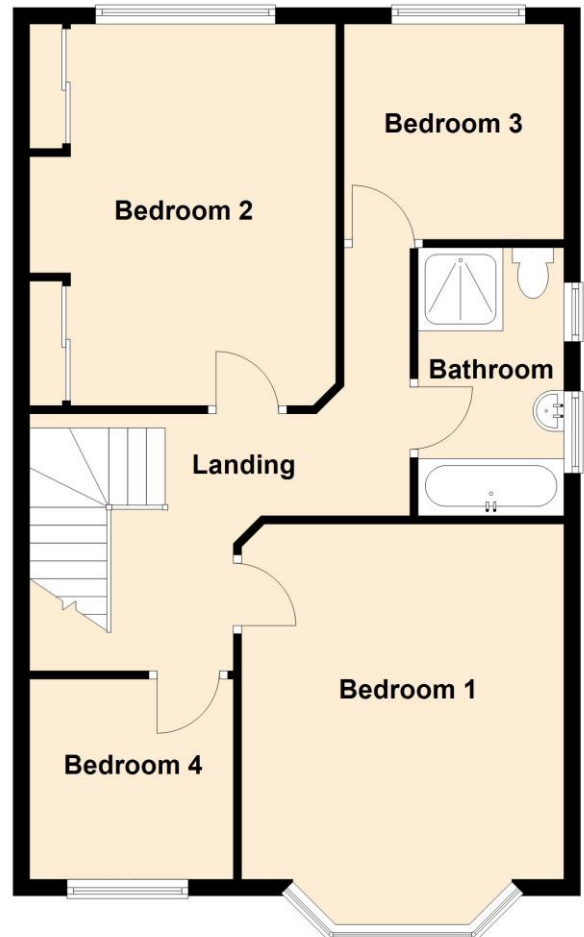
We have reviewed the Land Registry title and understand the tenure to be Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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