



**'The Minack', 1c Derwent Avenue  
Churchtown, PR9 7PX £425,000  
'Subject to Contract'**

Nestled within the serene embrace of a secluded and established, corner plot close to the charming Village of Churchtown, this unique, Arts & Crafts' style semi-detached family house offers an idyllic retreat for those seeking comfort, security and convenience. The immaculate living accommodation has undergone an extensive programme of modernisation and improvement throughout to the current owners very high and exacting specifications. Pillared canopied entrance leads to a feature reception hallway giving access to two generous reception rooms and garden room, overlooking and providing access to the delightful mature gardens! The heart of the home definitely centres around the most impressive Breakfast Kitchen, light bright and airy, perfect for entertaining and opening to a living, dining conservatory extension. Also located to the ground floor there is a large shower room/Wc and double bedroom with en-suite Wc and double French doors leading the enclosed courtyard at the rear. To the first floor there are two further bedrooms, and a modern family bathroom, the main bedroom cleverly concealing generous en-suite shower room access. A further Attic Room is located to the second floor via fixed staircase. The well-established gardens are a definite feature, providing the perfect place to relax for both couples and families alike. Enjoying a secluded corner position the gardens are very generous indeed including off road parking for numerous vehicles and access to a garage and addition of a separate courtyard style garden to rear! The property is just a short stroll away from the vibrant Village of Historic Churchtown with a wealth of local shops, restaurants and bars to choose from. A passing bus service provides access to Lord Street and Southport Town Centre.

### Open Entrance Vestibule

Pillared entrance vestibule with tiled flooring and wrought iron railings leads via composite style inner door leading to..

### Reception Hall

Two Upvc double glazed side windows overlook gardens with stripped wooden flooring central staircase leads to first floor with handrail and newel post. Upvc double glazed skylight maximises natural light to the hallway area. Quarter feature wall panelling to fireplace with cast iron and ornate tiled interior with wooden surround. Glazed inner door leads to...

### Lounge - 6.05m x 4.11m (19'10" into bay x 13'6" into recess)

Upvc double glazed bay window with inglenook over, overlooking most impressive gardens. Wooden flooring laid. Coal effect living flame gas fire with tiled hearth and ornate surround to chimney breast. Coving, ceiling moulding and rose. Ornate vanity mirrored double doors proving open plan access leading to...

### Sitting Room - 3.4m x 3.53m (11'2" x 11'7" overall measurements)

Woodgrain laminate style flooring continues with three quarter length wall panelling, book shelving and feature wood burning stove over tiled hearth. open plan archway access provides a delightful aspect to garden room, garden rooms measures 10'5" x 12'3" with Upvc double glazed door and windows and overlooking most impressive and well stocked garden. Tiled flooring with recessed spotlighting and double-glazed lantern roof maximising natural light to fabulous entertaining space.

### Shower Room/WC - 2.21m x 2.24m (7'3" x 7'4")

Opaque Upvc double glazed window with three-piece modern white suite incorporating vanity wash hand basin including low level WC with cupboards and mixer tap, entry level shower with glazed shower screen and plumbed in overhead shower with handheld shower attachment, partial wall tiling, flooring and wall light points.

### Bedroom 1 - 4.06m x 4.72m (13'4" x 15'6" into bay)

Rear feature inglenook with Upvc double glazed double doors and windows to inset providing access and aspects to courtyard style garden at the rear. Ceiling rose, with moulding and inner door leads to...

### En-suite WC - 0.94m x 3.15m (3'1" x 10'4" including areas of reduced head height)

Situated to under stairs with low level WC, vanity wash hand basin with mixer tap, part wall tiling and tiled flooring.

### Magnificent Kitchen - 4.37m x 4.52m (14'4" x 14'10" into bay)

A most impressive entertaining space, light and bright with open plan access leading to living dining conservatory at the rear. A number cream shaker style base units include cupboards and drawers, wall cupboards incorporating plate rack and central island unit with granite working surfaces. Feature twin bowl sink unit with mixer tap and appliances include range double oven with eight ring gas hob, plumbing is available for washing machine and partial wall tiling. Upvc double glazed bay window to recess overlooks gardens to front of property and further features include retractable electric sockets to working surfaces and a 'Worcester' wall mounted combination style central heated boiler system services the main accommodation. Tiled walls with open plan access leading to....

### Living Dining Conservatory - 3.86m x 3.81m (12'8" x 12'6")

Tiled flooring continues with Upvc double glazed double doors opening to enclosed courtyard style garden at the rear. Partial fitted feature plantation style shutters to full length windows overlooking front/ side of property with living flame gas stove to one wall.

### First Floor Landing

Inner hall with concealed staircase leads to second floor and glazed door leads to...

### Bedroom 2 - 4.22m x 3.91m (13'10" x 12'10" excluding recess)

Upvc double glazed bay window to front of property fitted plantation style shutters overlooks most impressive gardens. Fitted vanity mirrored wardrobes to one wall and concealed pocket style space saving door leads to....

### Ensuite Shower Room/ WC - 1.52m x 2.9m (5'0" overall measurements x 9'6" including areas of reduced head height)

Three-piece white suite comprising low level WC, corner vanity wash hand basin with mixer tap and cupboards below. Low level WC and step in corner shower enclosure with plumbed in over head deluge style shower and handheld shower attachment.

### Bedroom 3 - 3.56m x 2.74m (11'8" x 9'0")

Upvc double glazed window.

### Bathroom/ WC - 2.46m x 1.24m (8'1" x 4'1" extending to 5'9")

Upvc double glazed window with four-piece modern white suite comprising low level WC, panelled bath with mixer tap and telephone shower attachment and corner pedestal wash hand basin with mixer tap. Tiled walls and flooring, wall mounted ladder style chrome heated towel rail and three-quarter length partial vanity mirrored wall.

### Second Floor

#### Attic Room - 4.6m x 1.96m (15'1" x 6'5")

Vaulted ceiling, double glazed skylight maximising natural light and door leads to useful under eaves storage. We understand that there is currently no building regulation in place.

### Outside

The property occupies an established and mature corner plot with most impressive gardens to front, side and rear. In the opinion of the Estate Agent the gardens are a most definite feature, the main garden enclosed and extensively planted with shaped lawn and flagged patio well screened from the road with wrought iron side gated access providing off road parking just off Derwent Avenue. Well stocked borders also include a variety of plants, shrubs and trees and access available to garage adjoining measures 15'8" x 13'5" overall measurements with electric remote roll shutter up and over doors, electric light and power supply and access leading via door to courtyard style rear garden arranged for ease of maintenance with loose stone and AstroTurf lawn. There is also a number of external power points.

### Council Tax

Sefton MBC band D

### Tenure

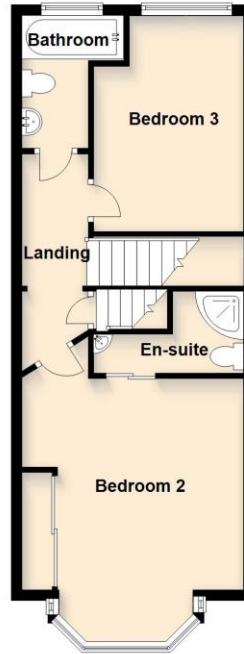
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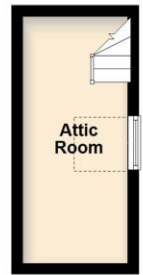
Ground Floor



First Floor



Second Floor



Floor plans are for illustration only and not to scale  
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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>		
(55-68) <b>D</b>		71
(39-54) <b>E</b>	53	
(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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