



**‘Sea West’, 66 Marshside Road
Churchtown, PR9 9TH, £475,000
‘Subject to Contract’**

This highly individual detached home, arranged over two floors, offers an exceptional layout perfect for modern living styles, multi generation families and entertaining. The through lounge and dining area seamlessly connect to mature, well-tended gardens which include a Breeze House Luxury Garden Room fitted with power, light and heater for use throughout the year. Internally, the modern breakfast kitchen is equipped with a range of built-in appliances, flowing effortlessly into the main hall and study area. The master bedroom boasts a dressing room, formally the second bedroom, with extensive fitted wardrobes, and a superior luxury ground floor bathroom suite. Upstairs, two further double bedrooms with fitted wardrobes share a separate shower room. The property also benefits from WIFI burglar alarm, security cameras and security lighting. Situated on a gated plot with a large driveway, electric charging points, garage access via electric roll shutters door and a secure rear courtyard, this property is nestled near the vibrant Churchtown village. Enjoy specialty shops, restaurants, bars, Botanic Gardens, Marshside Nature Reserve, and excellent schools all within easy reach.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Opaque UPVC double glazed window and rock double glazed outer door leading to vestibule. Enclosed vestibule with base unit hiding metres and inset mat well with tiled flooring. Glazed rock inner door leads to...

Reception Hallway

Large L shaped reception hallway with 'Karndean' flooring and useful study area measuring 10'5" x 7'6" including UPVC double glazed French doors to enclosed courtyard style garden at the rear. Built-in wall cupboard and staircase provides access to 1st floor with handrail, spindles and newel post (the staircase is a generous width including easy ascent). Bespoke fitted push sensitive storage fitted cabinetry to staircase. Built in cloaks cupboard with hanging space and opaque UPVC double glazed window.

Lounge/Dining Room - 8.51m x 4.75m (27'11" x 15'7")

Modern reception space plan with dining area including UPVC double glazed display bay and square bay with UPVC double glazed double doors benefiting easy fit Venetian style blinds leading to garden at the front. Contemporary style electric fire and 'Karndean' flooring. Dining area also including feature Granite fireplace with complementary interior mantelpiece and half inset living flame gas fire.

Dining Kitchen - 6.05m x 3.86m (19'10" reducing to 12'7" x 12'8" reducing to 7'10")

Modern style dining kitchen arranged with an extensive number of 'dove grey' gloss base units including cupboards and drawers, pan cupboards and working surfaces with single bowl sink unit, inset mixer tap and drainer. Appliances include electric double oven, one oven being multi function including microwave, five ring induction style hob and plumbing is available for washing machine. A separate wall cupboard houses the 'Ariston' central heated boiler system, integral fridge freezer and dishwasher. and tile affect vinyl covered flooring. UPVC double glazed windows to side and rear including courtesy door to courtyard. Separate door gives access back to reception hall and study area.

Master Bedroom - 3.96m x 3m (13'0" x 9'10" to rear of wardrobes)

Bedroom fitted with extensive cabinetry including wardrobes, flyover storage cupboards and bedside cabinets with illuminated wall light points above. 'Karndean' flooring is laid with UPVC double glazed window to side. Archway provides open plan access leading to...

Dressing Room/Bedroom 2 – 3.96m x 2.67m (13' x 8'9" to rear of wardrobes)

(Formally Bedroom 2, now arranged as a dressing room, but could be readily converted back if required). UPVC double glazed window to side, 'Karndean' flooring continues and there is an extensive range of fitted wardrobes with hanging space and shelving and separate generous drawers to one wall.

Family Bathroom - 3.15m x 3.02m (10'4" x 9'11")

Luxurious style bathroom suite, newly fitted, UPVC double glazed opaque window to side. The modern suite comprises of low-level WC incorporating built-in vanity wash handbasin with extensive cupboard and drawers, vanity wall unit over, panelled bath with central mixer tap and handheld shower attachment. Entry-level shower walking with glazed shower screen and thermostatic rainfall style shower, handheld shower attachment, wall grips. Complementary Porcelain wall tiling and heated wall towel rail with additional radiator and towel rail".

First Floor Landing - 4.62m x 2.18m (15'2" x 7'2")

UPVC double glazed window to side, Ball Stroud with handrail and doors leading to both bedrooms and separate shower room with WC.

Bedroom 3 - 5.26m x 3.99m (17'3" to rear of wardrobes x 13'1")

UPVC double glazed window to side, double bedroom with dado rail and extensive built-in wardrobes with sliding frontage, hanging space and shelving.

Bedroom 4 - 5.26m x 3.02m (17'3" to rear of wardrobes x 9'11")

UPVC double glazed window to side, double bedroom with built-in wardrobes, sliding frontage hanging space and shelving. Separate built-in storage cupboard.

Shower Room - 2.92m x 1.98m (9'7" x 6'6")

Three-piece modern style white suite comprising of low-level WC, vanity wash handbasin with mixer tap and extensive cupboards below, step in shower enclosure with glazed shower screen, shower seat and electric shower. Opaque UPVC double glazed window to side, tile effect vinyl covered flooring, tiled walls and recess spot lighting.

Outside

The property occupies an established, generous and mature plot with extensive flagged driveway area to raw iron gate and dwarf wall and fencing. Shaped borders are well stocked with a variety of plants and shrubs. Access leads to a detached garage via remote roll shutter up and over door. The front garden is very well tended with shaped lawn, rocky borders that are well established with a variety of ornamental plants shrubs and trees. Indian stone patio with loose slate borders continues leading to main accommodation and also including garden pergola and a Breeze House Luxury Garden Room fitted with power, light and heater for use throughout the year. The property also benefits courtyard style garden access to the rear arranged for ease of maintenance with flagged patio and hard surface, a number of timber garden sheds and access to a garage measuring 14'8" x 8'5" and including electric, light and power supply with remote roll up and over shutter door to front.

Council Tax

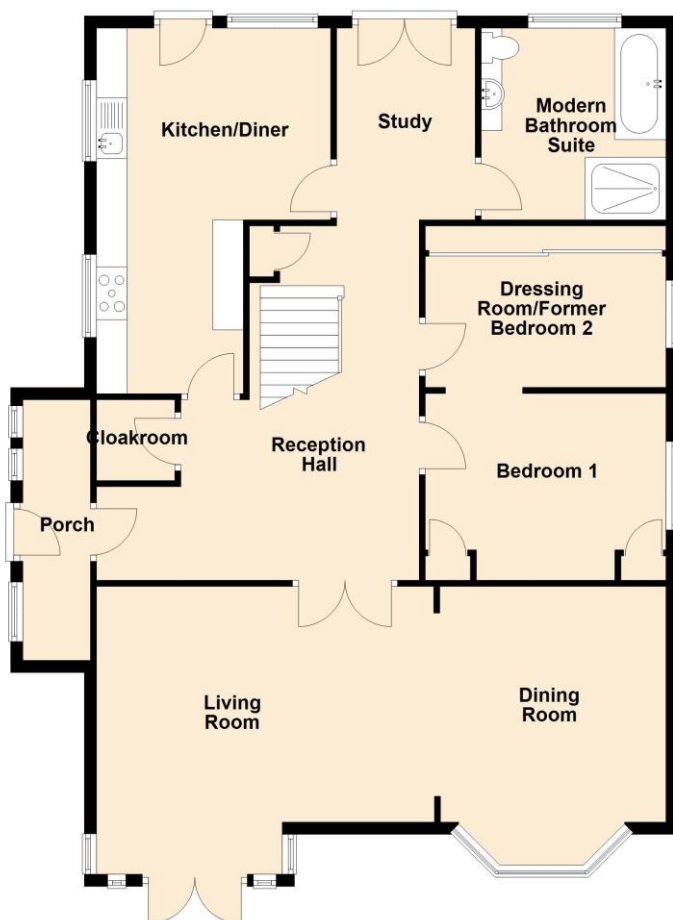
Sefton MBC band E

Tenure

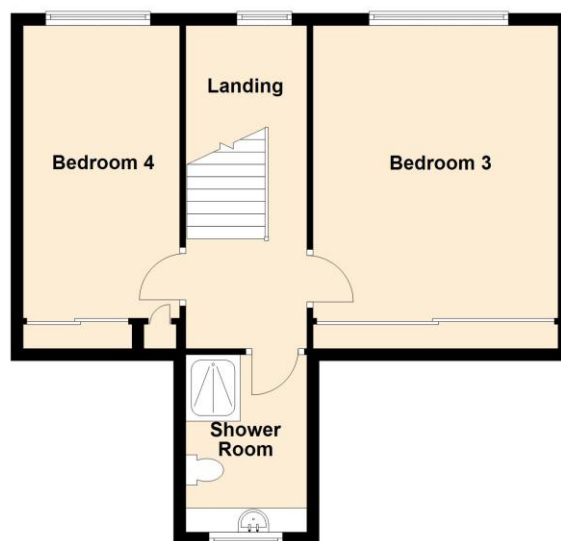
Freehold



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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