Chris Tinsley



# 16 Lexton Drive
# Churchtown, PR9 8QQ £280,000
# 'Subject to Contract'

This immaculate three-bedroom semi is conveniently located near Churchtown Village and just steps from the Botanical Gardens. With an enviable rear outlook over 'The Stray', the private garden also boasts a versatile garden room, ideal for a home office, gym, or entertainment space. Inside, you'll find a welcoming hall, two receptions (one with a log burner), a galley breakfast kitchen, and three first-floor bedrooms alongside a modern four-piece bathroom. Off-road parking for multiple vehicles, side access to a powered garage, and granted planning permission for a single-story rear extension complete the package. With local Primary and Secondary Schools and all amenities close by, early viewing is essential.

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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

**Entrance Hall**
Composite-style entrance door with double-glazed leaded insert, side opaque inserts, leading to entrance hall with woodgrain laminate flooring and staircase to first floor, handrail, and newel post. Useful understairs storage cupboard. Doors lead to main accommodation.

**Dining Room** - 3.89m x 3.56m (12'9" into bay x 11'8" into recess)
Exposed brick display recess to chimney breast, woodgrain laminate flooring, Upvc double-glazed bay window to front, picture rail, and ceiling moulding.



**Rear Lounge** - 3.94m x 3.4m (12'11" x 11'2" into recess)
Upvc double-glazed window to rear, wood-burning stove set in exposed brick interior on Sandstone hearth with wooden mantel.



**Breakfast Kitchen** - 5.33m x 2.03m (17'6" x 6'8" overall measurements)
Upvc door and windows to side lead to garden. Wall-mounted combination boiler. Breakfast area open-plan to kitchen with base units, cupboards, drawers, wall cupboards, and working surfaces. Single-bowl sink with mixer tap. Space for cooker, fridge-freezer, and plumbing for washing machine.

**First Floor Landing**
Upvc double-glazed window to side. Over stairs cupboard fitted to one wall. Loft access with drop-down ladder, fully boarded for storage.



**Bedroom 1** - 4.34m x 3.07m (14'3" into bay x 10'1" to chimney breast)
Upvc double-glazed bay window, fitted wardrobes to recess, drawers, picture rail.

**Bedroom 2** - 3.71m x 3.02m (12'2" x 9'11" to chimney breast)
Upvc double-glazed window to rear, picture rail, fitted wardrobes with sliding frontage.

**Bedroom 3** - 2.08m x 2.06m (6'10" x 6'9")
Upvc double-glazed window, picture rail.



**Bathroom/WC** - 2.87m x 2.03m (9'5" x 6'8")
Opaque Upvc double-glazed window. Four-piece modern white suite: low-level WC, vanity wash basin with mixer tap, Jacuzzi bath with mixer tap, separate corner step-in shower enclosure with body jet and rainfall shower. Chrome heated towel rail, recessed spot lighting.

**Outside**
Off-road parking via flagged driveway to front for numerous vehicles. Secure gated side access to impressive south facing rear garden with garage and generous lawn, not overlooked. Rear garage 18’ by 9’11” with electric light and power. Separate greenhouse. Detached garden room to the rear currently in uses as a home office, with electric and power, raised deck and double-glazed sliding doors, measuring 15’2” by 9’. Gardens established with borders with shrub and trees, including fruit bushes and trees, backing onto 'The Stray’.



**Granted Planning Permission**
For interested purchasers, please note that the property benefits from approved planning permission for a single-story rear extension. Full plans are available on file, providing the opportunity to expand the living space if desired.

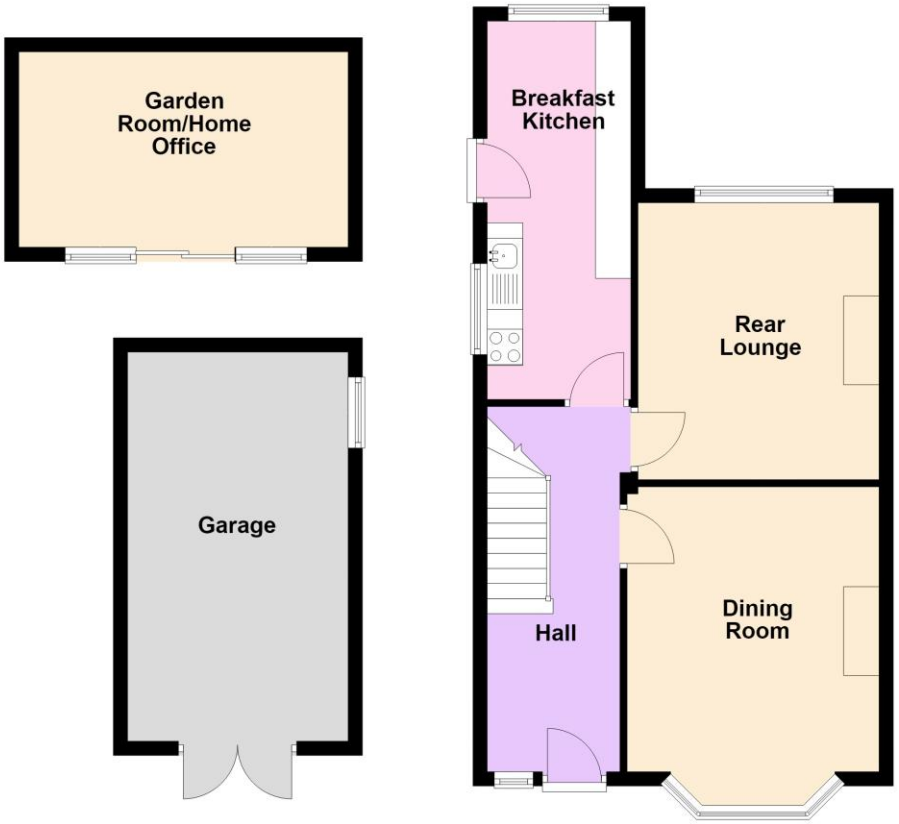
**Council Tax**
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.



**Tenure**
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser’s solicitor.

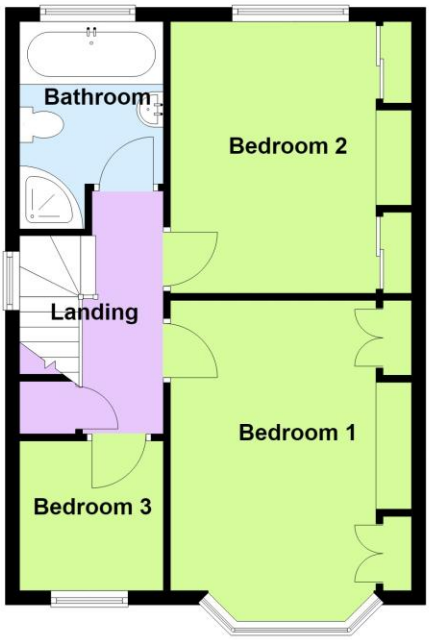
## Ground Floor

Approx. 79.5 sq. metres (855.8 sq. feet)




## First Floor

Approx. 44.5 sq. metres (479.4 sq. feet)




Total area: approx. 124.1 sq. metres (1335.3 sq. feet)







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.