



AI ENHANCED  
*Chris Tinsley*

**45 Radnor Drive  
Churchtown, PR9 9RR £325,000  
'Subject to Contract'**

Set on one of Churchtown's most sought-after residential roads, this extended family home offers a wonderful blend of character, space and future potential. Ideally positioned within easy reach of the charming Churchtown Village, the property enjoys a lifestyle location known for its independent shops, cafés, restaurants and bars, along with the picturesque Botanic Gardens. The accommodation begins with an inviting vestibule leading into a spacious entrance hall, giving access to two generous reception rooms, ideal for both family living and entertaining, along with a kitchen and convenient downstairs WC. To the first floor, there are four well-proportioned bedrooms, including one thoughtfully extended over the carport to provide additional space, alongside a separate bathroom and WC. Externally, the property boasts a beautifully landscaped rear garden, a particular feature of the home, complete with an ornamental pond and enjoying a high degree of privacy, not being overlooked. To the front, there is off-road parking and access via adjoining car port to a garage. Perfectly suited for family life, the property is located within close proximity to a number of well-regarded Primary and Secondary Schools, excellent local bus routes, and a wide range of everyday amenities. Combining its desirable setting, generous accommodation and scope to personalise, this home presents an exceptional opportunity to create a long-term family residence in one of Southport's most favoured locations.

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*Southport's Estate Agent*

### Enclosed Entrance Vestibule

Outer door with half-overhead glazed, stained, and leaded light arched insert. Tiled flooring, inset matwell. Glazed inner door leads to...

### Entrance Hall

Turned stairs to first floor with handrail, newel post, under-stairs storage. Upvc window to side. Space panelling to plate rail, ceiling molding. Glazed door to built-in cloaks cupboard with half-overhead stained arched window, centrally heated.

### Dining Room - 4.24m x 3.61m (13'11" into bay x 11'10" into recess)

Glazed bay window to front with stained and leaded transoms. Display recess to chimney breast, wall light points, ornate ceiling panelling and molding.

### Rear Lounge - 4.42m x 3.61m (14'6" x 11'10" into recess)

Double-glazed sliding patio doors to garden. Living flame gas fire with marble hearth and surround. Three wall light points, period coving and ceiling molding.

### Kitchen - 4.09m x 2.36m (13'5" x 7'9")

Upvc window to rear; Upvc side door with opaque insert to side/rear and carport. Built-in base units, cupboards, glazed china cupboards, corner display niches, work surfaces. Single-bowl sink with mixer tap. Appliances: four-ring ceramic hob, electric oven, eye-level microwave. Space for fridge/freezer, plumbing for washer and dishwasher. Partial wall tiling. Separate door leads to...

### WC - 1.47m x 0.74m (4'10" x 2'5")

Opaque uPVC side window. Low-level WC, wash basin, storage recess, part wall tiling.

### First Floor Landing

Glazed window to Bedroom three, loft access with drop-down ladder for storage. Door leads to...

### Bedroom 1 - 4.24m x 3.61m (13'11" into bay x 11'10" to rear of wardrobes)

Glazed bay window to front with stained leaded transoms. Fitted wardrobes, overhead storage, shelving to chimney recess, ornate ceiling molding.

### Bedroom 2 - 4.22m x 3.56m (13'10" x 11'8" to rear of wardrobes)

Upvc window to rear gardens. Extensive fitted wardrobes with flyover cupboards, knee-hole dressing table, drawers, corner glazed shelving.

### Bedroom 3 - 5.21m x 2.41m (17'1" x 7'11")

Dual aspect: stained leaded window front, Upvc window rear. Glazed internal window to landing. Extensive wardrobes, flyover cupboards, drawers, vanity basin, wall light points.

### Bedroom 4/Office - 2.49m x 2.29m (8'2" x 7'6")

Glazed window to front with stained leaded transoms. Arranged as a home office space.

### Bathroom - 1.75m x 2.44m (5'9" x 8'0")

Upvc window. Two-piece suite: panel bath with mixer tap, Triton electric shower, pedestal basin with mixer tap. Built-in linen cupboard houses hot water cylinder, sliding mirror frontage. Tiled walls, heated towel rail.

### WC - 1.42m x 0.79m (4'8" x 2'7")

Low-level WC, opaque window to side.

### Outside

Landscaped gardens with raised brick borders, ornamental plants, well-stocked. Driveway for multiple vehicles. Double doors to side carport, leading to garage with electric light and power. Well-stocked gardens: plants, shrubs, trees. Timber shed, patio, lawn, screened. Adjoining store houses "Ideal" boiler system.

### Council Tax

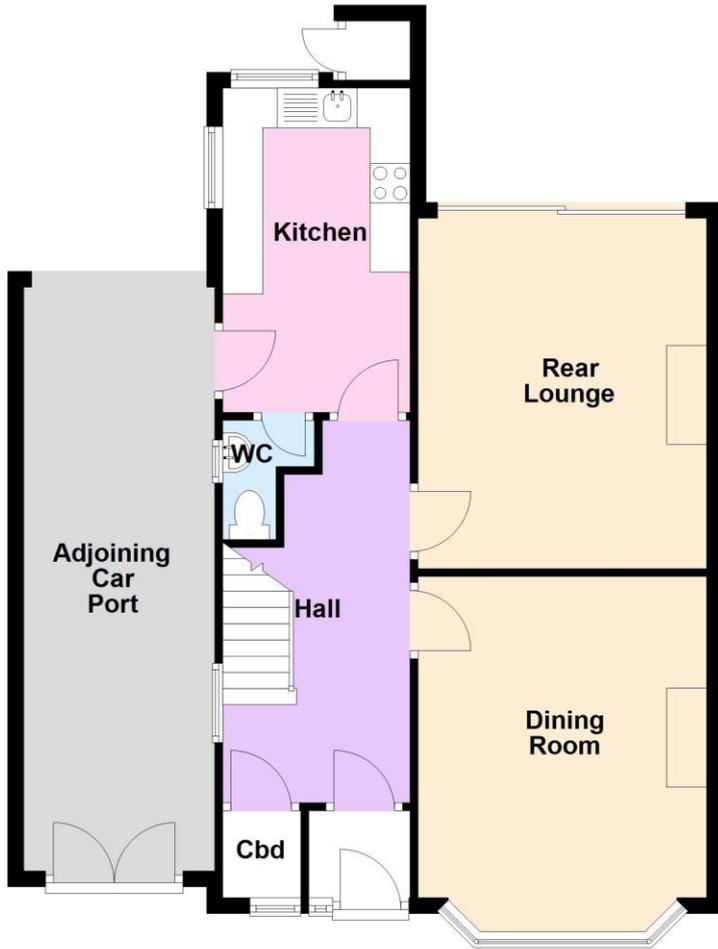
We understand from information provided by the local authority that the property is in Council Tax Band E. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

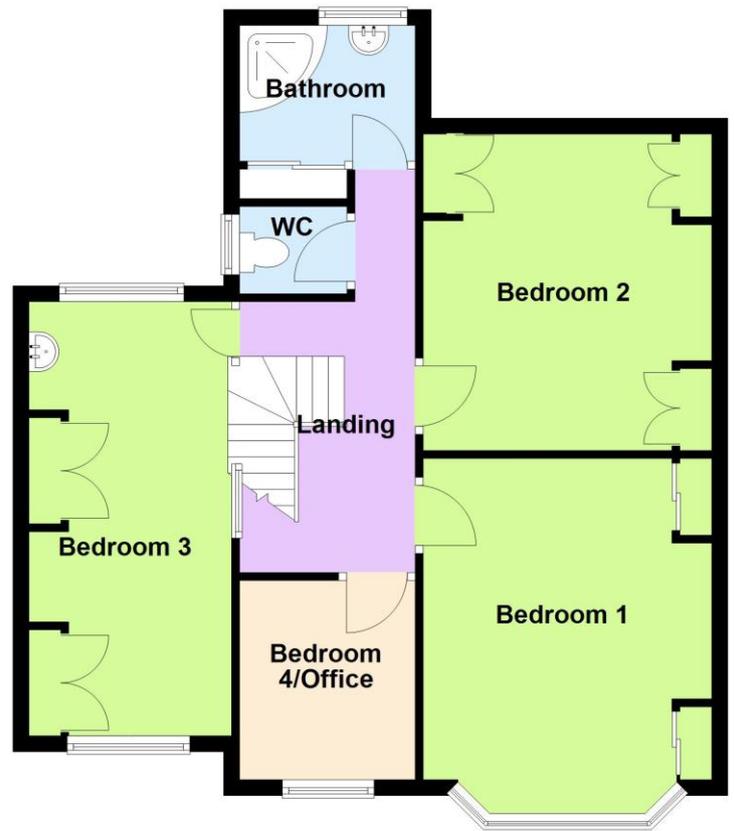
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



### Ground Floor



### First Floor



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.