Chris Tinsley



89 Beresford Drive
Churchtown, PR9 7LQ, £350,000
'Subject to Contract'

We are delighted to bring to market this rare opportunity on Beresford Drive. Ideally placed for historic Churchtown Village with its cafe culture, boutique shops, restaurants, and highly regarded schools. Plus the Botanical Gardens all on your doorstep. Requiring a program of modernisation and improvement, this home presents exciting potential for the right buyer. The layout includes an entrance vestibule, hall, two reception rooms, breakfast room, kitchen, and ground floor WC. With three bedrooms and a family bathroom upstairs. Externally, a mature plot with private gardens, driveway parking, garage and rear conservatory. Offered with no onward chain, early viewing is highly recommended. And here are your eight super short bullets. Rare detached family home Sought-after Beresford Drive. Close to Churchtown Village. Full renovation potential Two reception rooms Garage and conservatory, Mature private gardens and no chain delay.

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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 with arched double-glazed inserts over, tiled flooring and Upvc double-glazed inner door leading to…

Entrance Hall
Stairs lead to first floor with handrail and newel post, useful cupboard to understairs, hanging space and door leads to…

Lounge - 4.78m x 3.58m (15'8" into bay x 11'9")
Upvc double-glazed bay window. Fireplace with tiled interior, hearth and wooden fire surround. Picture rail, coving and ceiling moulding.



Sitting Room - 4.24m x 3.63m (13'11" x 11'11")
Upvc double-glazed window, picture rail and ceiling moulding.



Breakfast Room - 3.91m x 2.44m (12'10" x 8'0" excluding recess)
Two Upvc double-glazed windows to side. Archway provides open-plan access leading to…

Kitchen - 4.17m x 2.72m (13'8" x 8'11" reducing to 6'1")
Upvc double-glazed window. Base units include cupboards and drawers with wall cupboards and working surfaces. Single-bowl sink unit with mixer tap and drainer. Plumbing is available for washing machine and dishwasher, with further space for freestanding fridge/freezer. Appliances include double oven with four-ring gas hob. Part-wall tiling. Wall-mounted Ideal conventional-style central heating boiler system and door leads to…



Outer Hall
Inner door leads to…

Ground Floor WC
Opaque Upvc double-glazed window and low-level WC. Separate opaque Upvc double-glazed outer door with steps leading down to the side and rear of the property.

First Floor Landing
Opaque Upvc double-glazed window to side and loft access.

Bedroom 1 - 4.8m x 3.63m (15'9" into bay x 11'11")
Double-glazed bay window.



Bedroom 2 - 4.42m x 3.61m (14'6" x 11'10")
Double-glazed window overlooking the rear of the property.

Bedroom 3 - 2.36m x 2.41m (7'9" x 7'11" to rear of wardrobes)
Double-glazed window. Fitted wardrobes with flyover storage cupboards.

Bathroom - 2.21m x 2.41m (7'3" into door recess x 7'11")
Opaque Upvc double-glazed window. Panelled bath with plumbed-in shower and folding shower screen. Vanity wash hand basin with mixer tap and cupboards below. Airing cupboard houses hot water cylinder. Part-wall tiling.

Separate WC - 1.52m x 0.84m (5'0" x 2'9")
Opaque Upvc double-glazed window, low-level WC and midway wall tiling.



Outside
The property occupies an established and mature plot, with well-stocked borders featuring a variety of plants, shrubs and trees. Double-gated access opens onto a generous front driveway, providing off-road parking for numerous vehicles. Secure gated access continues along the side of the property, leading to a partially enclosed area and detached garage, measuring approximately 15'3" x 8'0", with electric lighting and power. To the rear, the enclosed garden is equally well established and enjoys a good degree of privacy, being well screened and not directly overlooked. A conservatory adjoins the side of the garage, providing a useful additional space with views over the garden. The attractive and private rear garden offers an excellent outdoor environment for families, with plenty of space for entertaining, relaxing and enjoying the garden throughout the year.

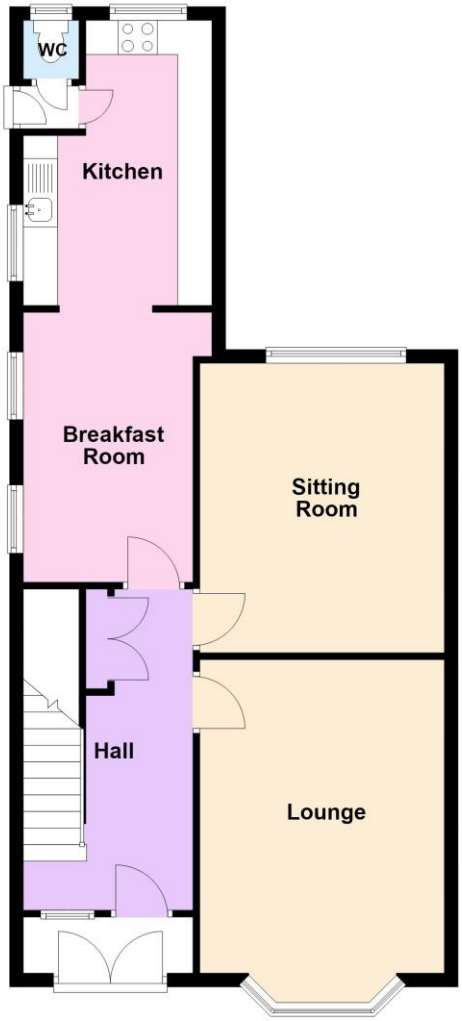
Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band E. This information is provided for guidance only and should be verified by the purchaser.



Tenure
Despite our best endeavors, we have been unable to identify a registered title for the property following a search of the Land Registry. We therefore understand the property to be unregistered. This information is provided in good faith and should be independently verified by the purchaser's solicitor as part of the conveyancing process. The purchaser's solicitor would usually advise that the property is formally registered with HM Land Registry upon completion under the new ownership.

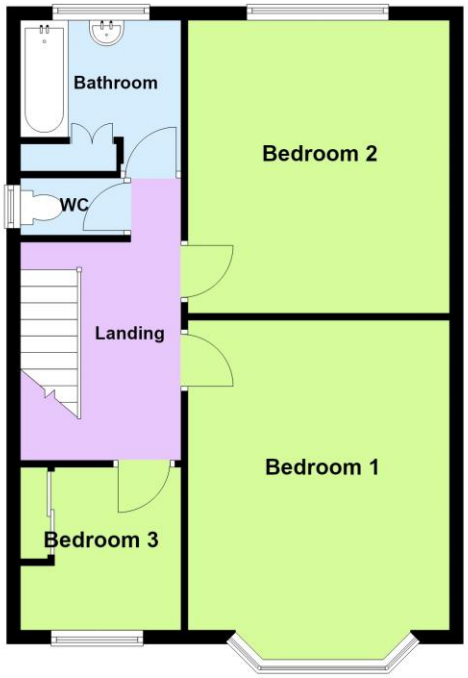
Ground Floor

Approx. 69.2 sq. metres (744.4 sq. feet)

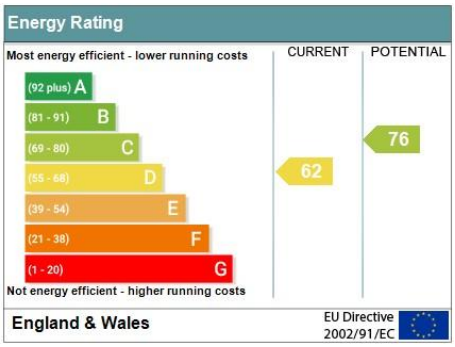


First Floor

Approx. 56.5 sq. metres (607.6 sq. feet)



Total area: approx. 125.6 sq. metres (1352.0 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.