



**39 Merlewood Avenue  
Churchtown, PR9 7NS,  
Offers Over £300,000 Subject to Contract**

This exceptional, extended, modernised & very much improved semi-detached family house must be viewed to fully appreciate the extent of the accommodation. Internally the well-planned living space very briefly includes; entrance hall, living room leading to rear lounge/dining room, perfect for entertaining and overlooking the delightful rear garden. Open plan access leads to a modern style kitchen which includes a high-end range of Neff integral appliances and attractive Italian Granite working surfaces. Separate access is available to an adjoining utility room and ground floor shower room with WC. To the first floor there are three bedrooms and a modern style bathroom including Wc. Off road parking is available to front for several vehicles leading to rear with the most impressive garden being a definite feature, generous in size and not directly overlooked. The property is located in a popular and established residential location, close to idyllic Botanical Gardens and a short distance from the amenities at Historic Churchtown Village, together with a number popular Primary and Secondary Schools in a quarter mile radius.

## Entrance Porch

Upvc double glazed outer door with window, Quartz granite tiled flooring and composite style inner door with opaque double glazed and leaded light insert leading to....

## Entrance Hall

Stairs lead to first floor with hand rail, newel post and useful under stairs storage cupboard access. Upvc opaque double glazed window to side and solid oak flooring laid. Glazed internal doors lead to both kitchen and door leading to...



## Living Room - 6.65m x 3.81m (21'10" x 12'6")

Upvc double glazed window to front, coal effect gas fire with living flame feature and cast iron interior over granite hearth with surround. Glazed double doors lead to...

## Rear Lounge/Dining Area - 4.65m x 5.99m (15'3" x 19'8" overall)

Upvc double glazed French double doors and windows lead to garden at the rear. Solid oak flooring continues with dining area open plan to lounge overlooking gardens. Archway provides access to modern style fitted kitchen and further door leads to....



## Utility Room - 1.65m x 1.65m (5'5" x 5'5")

Opaque Upvc double glazed door to side, tiled flooring and working surfaces concealing plumbing for washing machine, space for tumble dryer with useful base units and wall cupboards above. Recessed spotlighting. Door leads to...

## Ground Floor Shower Room/ WC - 1.88m x 1.63m (6'2" x 5'4")

Opaque Upvc double glazed window, three piece modern white suite comprises of low level WC, pedestal wash hand basin and corner step in shower enclosure with plumbed in shower, tiled walls and flooring, ladder style chrome heated towel rail and recessed spotlighting.



## Kitchen - 3.51m x 2.39m (11'6" x 7'10")

Upvc double glazed side window with modern style 'Cappuccino High Gloss' base units with cupboards and drawers, wall cupboards with under unit lighting and Italian granite working surfaces complete with inset one and half bowl sink unit with mixer tap and drainer. A range of 'Neff' appliances integral include electric double fan assisted oven with eye level microwave, five burner hob with canopy style extractor over and granite splashback, dishwasher and space is available for American style fridge freezer with cold water filter point. Solid oak flooring continues with ladder style chrome heated towel rail and recessed spotlighting.



## First Floor Landing

Upvc double glazed side window, loft access and useful built in cupboard also housing 'Ariston' combination style central heated boiler system.

## Bedroom 1 - 3.81m x 3.02m (12'6" to rear of wardrobes x 9'11" excluding entry door recess)

Upvc double glazed windows to front, useful fitted wardrobes with drawers and built in storage cupboard with hanging space and shelving.

## Bedroom 2 - 2.74m x 3.81m (9'0" x 12'6")

Two Upvc double glazed windows overlook rear.

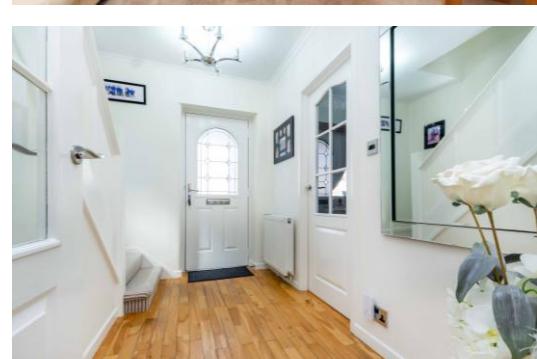
## Bedroom 3 - 2.51m x 2.36m (8'3" x 7'9" overall to rear of wardrobes)

Two Upvc double glazed windows to front.



## Bathroom - 1.68m x 2.46m (5'6" x 8'1")

Upvc double glazed window to rear with four piece white suite comprising of low level WC, pedestal wash hand basin and step in shower enclosure with plumbed in shower. Body jet style panelled bath with central mixer tap and hand held shower attachment. Tiled walls and flooring, ladder style chrome heated towel rail and recessed spotlighting.



## Outside

Well established gardens to both front and rear with flagged driveway access providing off road parking for numerous vehicles including shaped lawn to side with established borders. Flagged driveway access continues and narrows to side extension with access to rear garden, in the opinion of the agents a definite feature being generous in size with flagged patio and shaped lawn well screened and not directly overlooked and including well stocked borders with a variety of plants, shrubs and trees. There is also further benefit of external double power point and garden store.

## Council Tax

Sefton MBC band C.

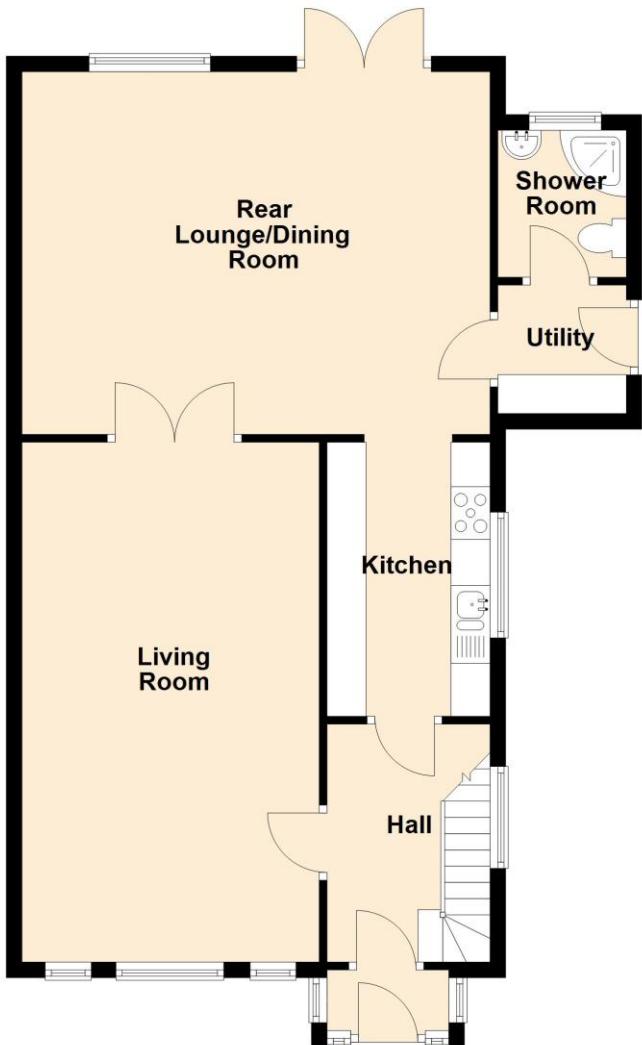
## Tenure

Freehold.

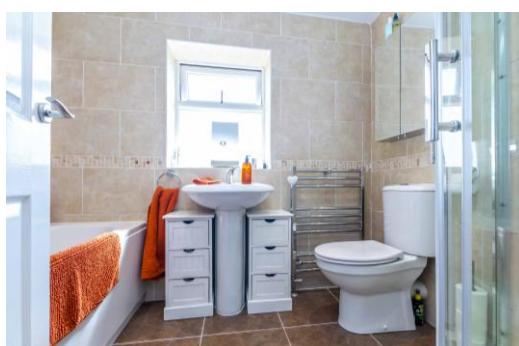
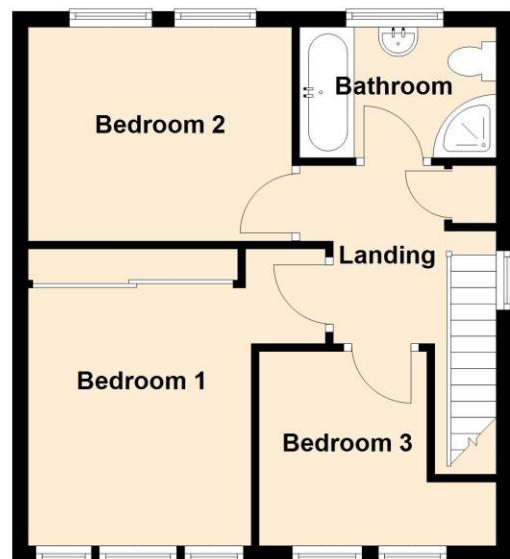
## Note to Prospective Buyers

Please be advised that this property is confirmed to be steel-framed construction. We recommend that any potential purchasers seeking mortgage financing consult directly with their chosen lender or building society to confirm their lending criteria prior to making an offer.

## 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.