



**25 Henley Drive
Churchtown, PR9 7JU £550,000
'Subject to Contract'**

This beautifully renovated five-bedroom detached home offers stylish living space, tucked away in a quiet cul-de-sac just moments from Churchtown village. Blending modern luxury with timeless character, it occupies a prime position in one of Southport's most sought-after locations. The property boasts excellent curb appeal and immaculate presentation throughout, thoughtfully designed for modern family living. Churchtown's cafés, bars, amenities and the Botanical Gardens are within easy reach, along with Southport town centre, Hesketh Park, Ocean Plaza and convenient transport links. A bright entrance hall with WC and separate utility/boot room leads to a generous front lounge with bay window and feature fireplace housing cosy log burner. To the rear, the magnificent open-plan kitchen and dining area forms the heart of the home, featuring sleek units, integrated appliances and excellent space for both everyday living and entertaining. There is also access to a snug, perfect for relaxing or conversion into home office. Upstairs are five well-proportioned bedrooms, complemented by two contemporary bathrooms, the top floor extension being a particular feature! providing flexible and practical accommodation for families and home working. Outside, the generous South-facing garden offers a private space for relaxing and entertaining, while a large remote control electric gated driveway provides ample off-road parking. A well-presented outbuilding with WC offers superb potential as a home office, gym or studio. Homes of this calibre and location are rarely available. Early viewing is highly recommended.

Open Canopy Entrance

Leading to entrance hall with private door with glazed stained and leaded light insert, UPVC double glazed window to side, stripped wooden flooring and stairs to 1st floor with handrail, spindles and newel post. Space panelling to plate rail, door leads to...



Front Lounge - 4.44m x 4.09m (14'7" into bay x 13'5")

Front lounge 14'7" into bay by 13'5", UPVC double glazed bay window, Henley, woodburning stove in set to chimney breast over tiled half with exposed brick interior. Neoclassical style radiator, stripped wooden flooring, picture rail, coving and ceiling rose.

WC - 2.06m x 0.86m (6'9" x 2'10" including areas of reduced head height)

UPVC double glazed window to side, vanity wash hand basin incorporating low-level WC, cupboards bit low and mixer tap. Recess spot lighting.



Utility/Boot Room - 1.96m x 2.26m (6'5" x 7'5" to front of wall cupboards)

Glazed door with side window leads by side of property to garage and the rear garden. Working surfaces concealed plumbing for washing machine and there is a wall mounted Worcester combination style central heated boiler system. Hanging space to one wall.

Dining Kitchen - 6.1m x 3.61m (20'0" x 11'10") overall measurements

Double glazed bi-fold doors lead to extensive gardens at the rear, stripped wooden flooring continues. A most impressive dining/breakfast kitchen arranged in a modern bespoke style with a number of built-in base units which include cupboards and drawers, flyover cupboards, island unit and granite working surfaces throughout with inset single bowl sink unit and mixer tap. Appliances include Bosch oven and combination style grill, dishwasher and wine cooler. Flooring ceramic style hob, picture rail, recess spotlighting with kitchen open plan to dining area comprising the heart of the home. Doorway leads to...

Snug - 2.79m x 2.69m (9'2" x 8'10")

UPVC double glaze window, picture rail.



First Floor Landing

Stairs lead to 2nd floor with handrail, spindles and new post. UPVC double glazed window to side, Dado rail. In a hall access of main landing leads to...

Master Bedroom - 3.94m x 3.63m (12'11" into bay and excluding inner entry hall x 11'11")

UPVC double glazed window overlooked rear garden, picture rail and inner hall access leads to...



En-Suite Bathroom - 2.69m x 2.01m (8'10" x 6'7")

UPVC double glazed window, three-piece contemporary style white suite comprising of Ball and clawfoot slipper style bath with central mixer tap and telephone style shower attachment. Vanity wash hand basin with mixer tap and tiled splash back and entry-level shower enclosure with plumbed in rainfall style overhead shower and handheld shower attachment. Wall tiling, tiled flooring, chrome heated towel rail and recessed spot lighting.

Bedroom 2 - 4.32m x 3.61m (14'2" into bay to rear of wardrobes x 11'10")

UPVC double glaze bay window, fitted wardrobes with overhead storage cupboards, picture rail, ceiling rose and recess spot lighting.

Bedroom 3 - 2.72m x 2.69m (8'11" x 8'10")

UPVC double glazed window overlooked rear of property.

WC - 1.45m x 0.91m (4'9" x 3'0")

UPVC double glaze window, low-level WC and wood grain laminate style flooring.



Bedroom 4 - 2.34m x 2.74m (7'8" x 9'0")

UPVC double glazed window, picture rail.

Second Floor Landing

Opaque UPVC double glazed window with door leading to shower room/WC, daughter use useful storage cupboard and further door leading to bedroom five.

Shower Room/WC - 1.73m x 2.29m (5'8" x 7'6") including areas of reduced head height

Three-piece modern white suite comprises of low-level WC, pedestal wash hand basin and step in shower enclosure with glazed shower screen, plumbed in overhead rainfall style shower and handheld shower attachment. Partial wall tiling with ladder style heated towel rail, spotlighting and extractor.

Bedroom 5 - 5.36m x 3.35m (17'7" x 11'0" overall measurements including areas of reduced head height)

UPVC double glaze window to side, the look skylight roof pitch, fitted wardrobes and drawers incorporating vanity kneehole dressing table, partially vaulted ceiling two bedroom.



Outside

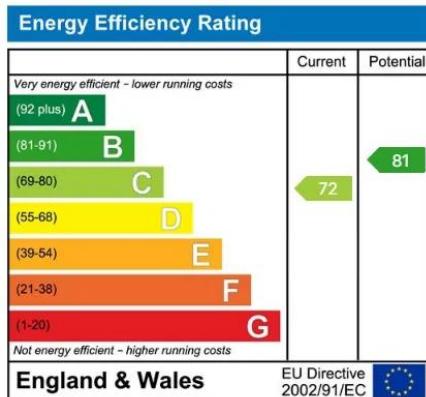
The property occupied an established mature plot accessed via remote double gates leading to a stone driveway with off-road parking for numerous vehicles. Well stocked borders comprise a variety of plants, shrubs and trees with side access leading to a garage complete without buildings at the rear. Garage measures 15'6" by 7'11" and include electric lighting power supply and there is a further number of brick-built stores adjoining including external WC. In the opinion of the estate agents the rear garden is a most definite feature of the property with patio leading to enclosed laid to lawn further well stocked boards not directly overlooked and comprising a variety of plants, shrubs and trees.

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.



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.