



**78 Bankfield Lane  
Churchtown, PR9 7NL, £355,000  
'Subject to Contract'**

Situated just moments from the vibrant heart of Churchtown Village famed for its charming Botanical Gardens, boutique shops, restaurants, and welcoming bars, this beautifully maintained three-bedroom semi-detached home enjoys a prime setting with uninterrupted views across open farmland to the rear. The internal accommodation is thoughtfully arranged, comprising a selection of well-proportioned reception rooms, a stylish breakfast kitchen with modern finishes, a convenient ground floor WC, and a light-filled conservatory that opens onto the rear garden, perfect for year-round enjoyment. Upstairs, there are three bedrooms and a contemporary family bathroom, all presented to a high standard. Externally, the home benefits from off-road parking for several vehicles, a garage to the rear, and established, well-stocked gardens filled with a variety of mature plants, shrubs, and trees, a true highlight of the property.

This is a fantastic opportunity to acquire a home in one of the area's most sought-after residential locations, ideal for families, professionals, or those seeking a peaceful retreat with excellent local amenities close by.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

### Entrance Vestibule

Composite double glazed outer door leads to entrance vestibule, tiled flooring and glazed inner door with glazed leaded light insert with heart motif leading to...

### Entrance Hall

Opaque Upvc double glazed window to front, woodgrain laminate flooring and turn staircase leading to first floor with handrail, spindles and newel post. Useful cupboard access to under stairs, picture rail, Door leads to...

### WC - 1.55m x 0.84m (5'1" x 2'9")

Opaque Upvc double glazed window, low level WC, vanity wash hand basin with mixer tap and cupboards below. Ceramic wall to floor tiling, ladder style chrome heated towel rail and recessed spotlighting.

### Front Lounge - 4.37m x 3.68m (14'4" into bay x 12'1" into recess)

Upvc double glazed bay window to front, woodgrain laminate style flooring and living flame gas fire with tiled interior, hearth and wooden fire surround. Picture rail.

### Rear Lounge - 4.22m x 3.94m (13'10" x 12'11" into recess)

Upvc double glazed sliding -patio door access leads to conservatory and overlooks garden to the rear. Woodgrain laminate style flooring, attractive period style fire with tiled interior, hearth and wooden style fire surround. Picture rail.

### Conservatory - 3.99m x 2.92m (13'1" x 9'7")

Upvc double glazed double doors with windows overlook and provide access to rear garden. Woodgrain laminate flooring, ceiling fan and light point.

### Breakfast Room - 3.02m x 2.44m (9'11" x 8'0")

Opaque Upvc double glazed window to side, woodgrain laminate flooring and square archway provides open plan access with step leading down to...

### Kitchen - 3.35m x 2.54m (11'0" x 8'4")

Upvc double glazed window overlooks rear of property with separate Upvc double glazed window and door to side. Modern fitted kitchen with a range of built in base units which include cupboards and drawers, wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include four ring gas hob with concealed extractor over, single electric oven, space for fridge and recess plus plumbing for washing machine. Part wall tiling, tiled flooring.

### First Floor Landing

Opaque Upvc double glazed window to half landing, picture rail.

### Bedroom 1 - 4.57m x 3.61m (15'0" x 11'10" to chimney breast)

Upvc double glazed window with fitted wardrobes incorporating flyover storage cupboards, bedside table and drawers. Picture rail.

### Bedroom 2 - 4.24m x 3.58m (13'11" x 11'9" to chimney breast)

Upvc double glazed window overlooks rear of property with two fitted wardrobes.

### Bedroom 3 - 2.57m x 2.54m (8'5" x 8'4")

Upvc double glazed window, picture rail.

### Bathroom/ WC - 3.02m x 2.51m (9'11" x 8'3")

Two opaque Upvc double glazed windows with four piece modern white suite comprising of low level WC, vanity wash hand basin with cupboards below, illuminated vanity wall mirror and panelled bath with tiled surround, mixer tap and shower attachment. Separate entry level walk in shower enclosure with retractable shower seat and wall grip, electric shower and tiled walls, recessed spotlighting and wall cupboard housing 'Worcester' central heated boiler system. Neoclassical style heated towel rail.

### Outside

Flagged driveway access to front provides off road parking via double wrought iron gates. Shaped lawn and mature borders are well stocked with a variety of plants, shrubs and trees. Driveway access continues via side of property to a detached garage via second double wrought iron gated access. The enclosed rear garden is predominantly Indian stone patio and step down to well tended lawn with borders well stocked with a variety of plants, shrubs and trees, garden pergola leading to separate seating area overlooking farmland beyond with unrivalled views. The rear garden is a most definite feature.

### Council Tax

Sefton MBC band D.

### Tenure

Freehold

### Mobile Phone Signal

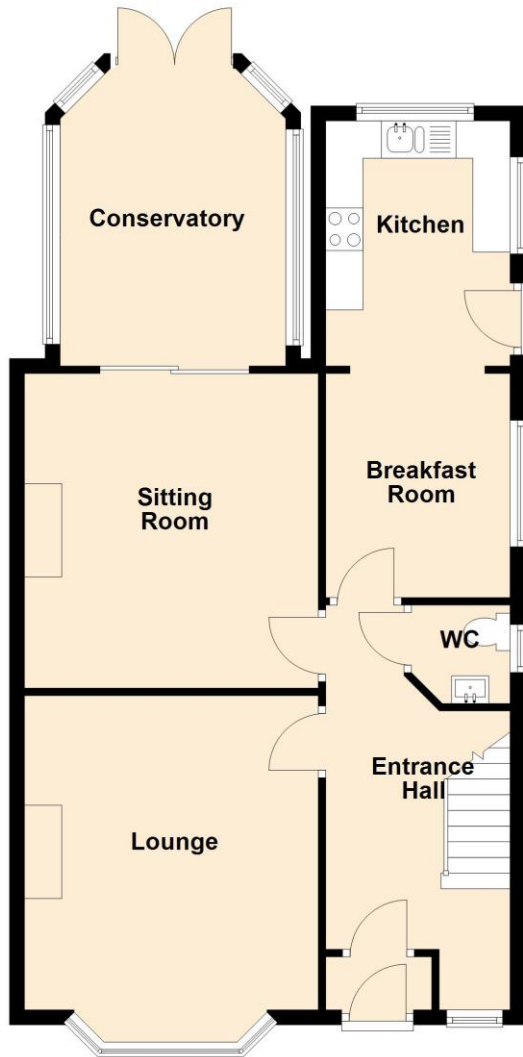
Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

### Broadband

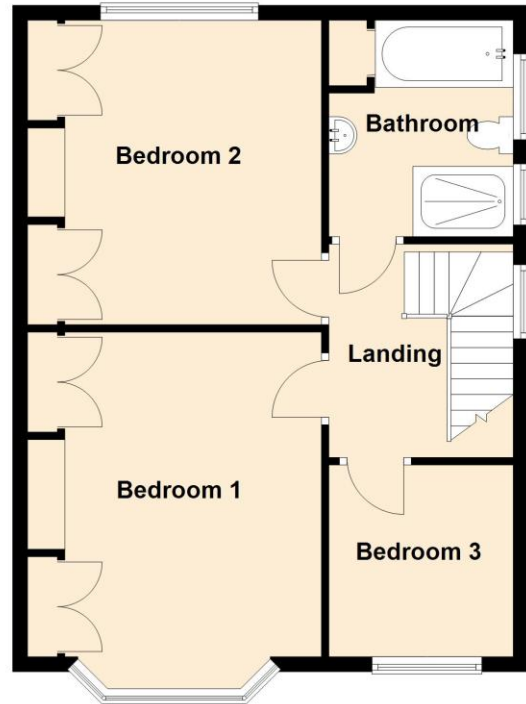
Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>



Ground Floor



First Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient – lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 80                      |
| (55-68) <b>D</b>                            | 62      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient – higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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