



**Inglenook, 64 Moss Lane,
Churchtown, Southport, PR9 7QS, £775,000
'Subject to Contract'**

This fabulous detached family home forms part of a small and highly sought-after collection of detached properties backing onto the picturesque wooded grounds of Meols Hall. Properties in this exclusive setting are rarely available to purchase. The current owners have comprehensively modernised, improved and thoughtfully extended the property to the rear. Their exacting eye for detail has created an exceptional family home, offering generously proportioned living accommodation and well-appointed bedrooms throughout. The property benefits from gas central heating and Upvc double glazing, with the accommodation briefly comprising: an attractive oak-canopied entrance porch, welcoming entrance hall, spacious lounge with feature inglenook, separate dining room and a fabulous garden lounge with bi-fold doors opening directly onto the rear garden. The garden lounge is open plan to an extensively fitted kitchen, creating an impressive and sociable living space. There is also a useful utility room and WC. To the first floor are three generously proportioned bedrooms, together with a family bathroom and separate shower room. Externally, the property stands within delightful mature gardens to both the front and rear. The front provides ample off-road parking, with a long driveway leading to an adjoining carport, while a further garage can be found to the rear. The current owners have also created a delightful garden room, providing an additional versatile space that could be utilised as a home office, hobby room or further entertaining area. Overall, this is a truly exceptional family home, combining generous accommodation, stylish modernisation and a superb location overlooking the wooded grounds of the historic Meols Hall.

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Southport's Estate Agent

Open Oak Porch

Flagged floor, oak canopy and surround, oak outer door and leaded and double-glazed side window.

Entrance Hall

Stripped and varnished oak handrail, spindles and newel post, double door cloaks cupboard below.

Front Lounge - 4.57m x 4.57m (15'0" x 15'0" into side inglenook)

Upvc oak effect double glazed and leaded windows to the front and side, internal inglenook with gas, log effect log burning style fire, oak over mantle, stone hearth. Plate rail.

Dining Room - 3.61m x 3.68m (11'10" x 12'1")

Upvc double glazed window and opening to....

Garden Lounge - 5.64m x 5.49m (18'6" x 18'0")

Woodgrain laminate flooring, bifold doors overlooking and leading to the rear garden, Upvc double glazed windows to side and front. Log burning stove, recessed spotlighting. Open plan with....

Kitchen - 3.48m x 3.18m (11'5" x 10'5")

Installed with a range of 'high gloss white' units that comprise; base units including cupboards and drawers, wall cupboards, quartz working surfaces including drainer and breakfast bar. One and half bowl sink unit with mixer tap, a number of built in appliances including, integral dishwasher, induction hob with cooker hood above, split level one and half electric oven, tall larder fridge and tall larder freezer. Woodgrain laminate flooring. Upvc double glazed window. Opening to....

Utility Room

Built in cupboards, cloaks cupboards, plumbing for washing machine and space for tumble dryer. 'Glow Worm' gas central heating boiler, oak outer door with double glazed insert. Tall wall radiator.

WC - 1.63m x 1.27m (5'4" x 4'2")

Vanity wash hand basin with cupboards below, low level WC ,close boarded ceiling and spotlighting.

First Floor Landing

Upvc double glazed window.

Bedroom 1 - 3.71m x 3.66m (12'2" x 12'0" overall measurements and to front of wardrobes)

Built in wardrobes to one wall, Upvc oak effect double glazed and leaded window.

Bedroom 2 - 3.66m x 3.66m (12'0" x 12'0")

Upvc double glazed window to side and rear, built in wardrobes.

Bedroom 3 - 2.87m x 3.25m (9'5" excluding door recess x 10'8")

Upvc double glazed window.

Bathroom - 1.85m x 2.29m (6'1" x 7'6")

Panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboards below, low level WC, woodgrain laminate flooring, Upvc double glazed window.

Shower Room - 3.23m x 2.39m (10'7" x 7'10" overall measurements)

Vanity wash hand basin with cupboards below and vanity mirror above, walk in double shower enclosure with thermostatic shower, low level WC. Tall wall radiator, fully tiled walls. Close boarded ceiling with spotlighting, built in cupboards. Upvc double glazed window.

Outside

The mature gardens are an undoubted feature of the property and the rear garden backs onto the woodland at Meols Hall. An extensive paved driveway at the front provides off road car parking for a number of vehicles and leads to a side car port measuring 33'3" x 17'7" having an electric up and over roller door, a range of base units, sink unit, oven and open to the rear to the garden. Delightful and well screened gardens adjoin the property to both the front and rear and are planned with lawn, borders stocked with a variety of plants and shrubs, patio areas.

Garden Room - 4.78m x 5.26m (15'8" x 17'3")

Woodgrain laminate flooring, recessed spotlighting bifold doors to the garden and patio. Adjoining garage 15'7" x 12'3" with electric up and over roller door.

Council Tax

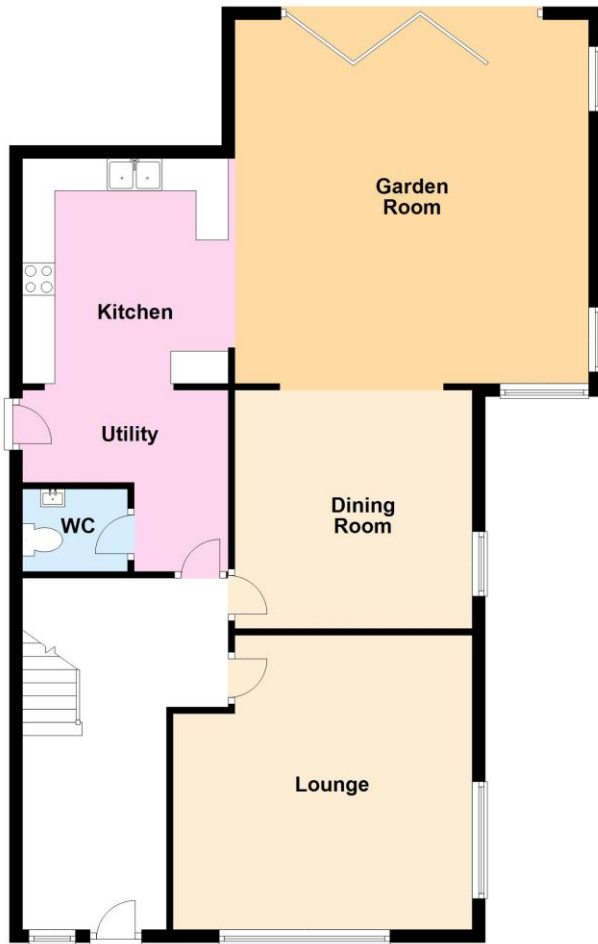
We understand from information provided by the local authority that the property is in Council Tax Band F. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold for 999 years from 1 November 1966 with a ground rent of £1. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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