



**23 Derwent Avenue  
Southport, PR9 7PX £425,000  
'Subject to Contract'**

This exceptional four-bedroom extended semi-detached family home blends character, charm, and modern style, perfectly situated on one of Churchtown Village's most sought-after roads. Step through the vestibule into a welcoming entrance hall with WC. The front dining room is ideal for entertaining, while the extended rear living room boasts bespoke cabinetry, a gas stove, and bifold doors that open onto generous gardens, perfect for indoor-outdoor living. A stunning modern kitchen, complete with built-in appliances, overlooks the garden and leads to a lean-to for extra storage. Upstairs, three bedrooms and an impressive family bathroom await, while a separate staircase leads to a spacious master loft bedroom with its own En-suite. Off-road parking is provided, and you'll find boutique shops, restaurants, bars, excellent schools, and commuter links right on your doorstep.

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*Southport's Estate Agent*

### Enclosed Entrance Vestibule

UPVC double glazed outer door, built in storage cupboard with hanging space and tiled flooring. Opaque glazed inner door leads to...

### Entrance Hall

Turned stair case leads to first floor with hand rail, spindles and newel post. Useful meter storage cupboard to under stairs, woodgrain laminate style flooring, door leads to...

### WC

Located to under stairs and including areas of reduced head height, the ground floor WC comprises opaque UPVC double glazed window to side, low level WC, vanity wash hand basin with mixer tap and cupboards below, woodgrain laminate style flooring continues. WC finished with tiled walls.

### Dining Room - 4.32m x 3.58m (14'2" into bay x 11'9")

UPVC double glazed bay window to front of property fitted with attractive plantation style shutters. Woodgrain laminate style flooring continues, ceiling moulding and wall light points.

### Living Room - 7.14m x 3.23m (23'5" x 10'7" into recess)

Extended reception room with bifold UPVC double glazed doors opening to garden at the rear. Main living space comprising of bespoke fitted wall cabinetry with base units, drawers and shelving. Inset gas burning stove over slate hearth with limestone surround. Ceiling moulding.

### Kitchen - 5.87m x 2.26m (19'3" x 7'5")

UPVC double glazed window overlooks garden to the rear. Modern fitted contemporary style kitchen with a number of built in base units which include cupboards and drawers, working surfaces with inset one and half bowl sink unit, mixer tap and drainer. Integral appliances include fridge and freezer, washing machine/dryer and dishwasher. Wall cupboard houses 'Intergas' combination style central heating boiler system. Recess includes space for range oven, UPVC double glazed door and window leads to enclosed side lean to. Recess spot lighting and pendant light.

### First Floor Landing

UPVC double glazed side window, turn stairs lead to second floor loft conversion with handrail, spindles and newel post. Picture rail, door leads to...

### Bedroom 2 - 4.24m x 3.2m (13'11" into bay x 10'6")

UPVC double glazed bay window to front of property.

### Bedroom 3 - 3.94m x 3.2m (12'11" x 10'6" to rear of wardrobes)

UPVC double glazed window overlooks garden to rear of property. Fitted wardrobes with drawers and working surfaces.

### Bedroom 4 - 2.46m x 2.39m (8'1" x 7'10")

UPVC double glazed window, fitted wardrobes with fly over storage cupboards.

### Family Bathroom/WC - 2.82m x 2.36m (9'3" x 7'9")

Opaque UPVC double glazed window, four piece modern white suite comprises of comfort height WC, wash hand basin with mixer tap and free standing bath with mixer tap and handheld shower attachment. Modern style entry level shower with glazed screen, thermostatic rainfall shower, tiled walls throughout with inset display recess, recess spot lighting and chrome heated towel rail.

### Second Floor

#### Master Bedroom - 4.14m x 4.06m (13'7" to front of wardrobes x 13'4" into recess)

UPVC double glazed window overlooks rear of property. Fitted wardrobes including separate cupboards to eaves. Door leads to...

#### En-suite Shower Room/WC - 2.06m x 1.65m (6'9" x 5'5")

Opaque UPVC double glazed window with three piece suite comprising of low level WC, pedestal wash hand basin and corner step in shower enclosure with inset thermostatic shower, ladder style chrome heated towel rail and extractor.

### Outside

Flagged driveway to front provides off road parking for numerous vehicles with lawn and borders well stocked with a variety of plants, shrubs and trees. Secure double locked gated access leads to enclosed side lean to, measuring 26'4" x 7'8". Lean to leads to gardens via a separate set of double secure timber doors and patio area arranged in an attractive Indian stone, leading to enclosed generous lawn with established and mature borders further stocked with plants, shrubs and trees, two timber sheds and not directly overlooked. In the opinion of the Estate Agents the gardens are a definite feature.

### Council Tax

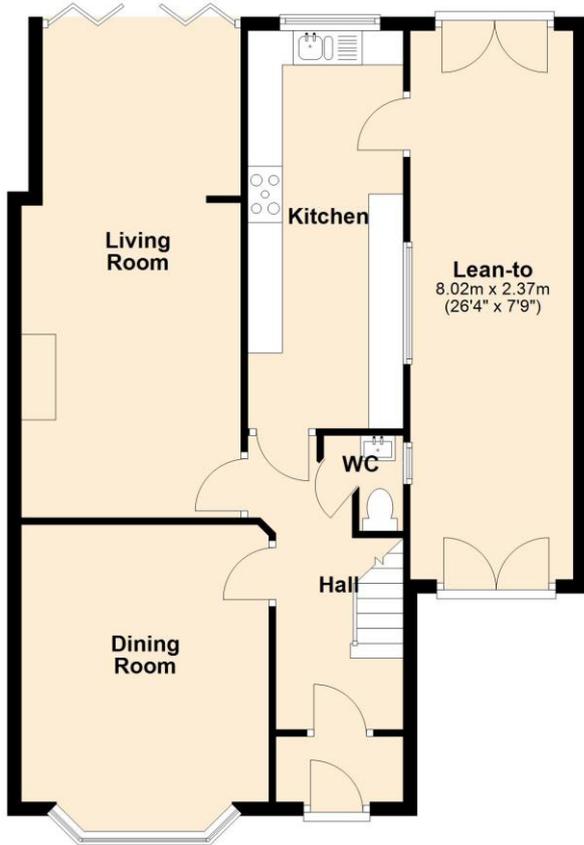
Sefton MBC Band D

### Tenure

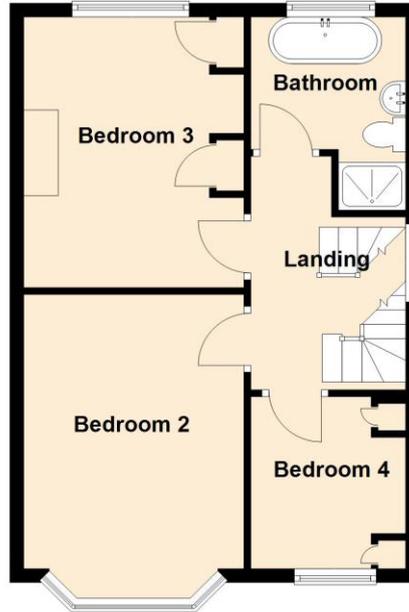
Freehold



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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