



**6 Bibby Road, Churchtown  
Southport, PR9 7PT £525,000  
'Subject to Contract'**

Presenting a double-fronted, five-bedroom, detached character residence just moments from the vibrant and charming Churchtown Village. Filled with period charm, this home boasts leaded-light windows, cosy inglenooks, and a wealth of features. An inviting reception hall leads to multiple reception rooms, while the farmhouse-style kitchen flows effortlessly into a dining area and snug. A ground floor WC and a practical utility room add to the convenience. Upstairs, you'll find five bedrooms along with a modern family shower room. The gardens are generously sized, established, and perfect for outdoor entertaining with ample storage space. A sweeping carriage driveway at the front offers plentiful off-road parking framed by well-tended borders. Plus, with Primary & Secondary Schools and easy bus links to Southport Town Centre close by, early viewing is definitely advised.

## Enclosed Vestibule

Double outer door with double glazed inserts, tiled floor, glazed inner door with feature stained glass and leaded insert.

## Reception Hall

Feature tiled flooring, turned staircase to first floor with handrail, spindles and newel post. Useful understairs storage area and cloaks hanging space.



## Lounge - 4.22m x 4.14m (13'10" x 13'7" into inglenook)

Upvc double glazed and leaded bay window overlooking the front garden, side inglenook with stained glass and leaded windows and living flame open fire in a brick fireplace and hearth. Picture rail and wall light points.

## Sitting Room - 4.24m x 3.91m (13'11" x 12'10" extending to 15'1" into inglenook)

Upvc double glazed and leaded windows to the front. Inglenook to the side with stained glass and leaded windows, log burning stove in an attractive surround.



## Kitchen - 3.3m x 3.12m (10'10" x 10'3")

Double glazed window, Belfast style sink unit below and Oak working surfaces. A range of base units with cupboards and drawers, wall cupboards and under unit lighting. Range cooker with five burner gas hob and ovens below, recess for an American style fridge freezer, plumbing for dishwasher. Tiled floor.

## Breakfast Room - 2.46m x 2.92m (8'1" x 9'7")

Double glazed double doors leading to the rear garden, tiled floor, spot lighting, door leading to...



## Snug - 1.52m x 2.41m (5'0" x 7'11")

Double glazed window overlooking the rear garden, tiled floor.

## Utility Room - 3.02m x 2.11m (9'11" x 6'11")

Upvc double glazed side window, part wall tiling and tiled floor. Working surfaces, plumbing for washing machine and space for tumble dryer.

## Rear Porch

Double glazed double doors to the rear garden. Door to...

## WC - 1.65m x 0.91m (5'5" x 3'0")

Glazed window, low level WC, wash hand basin.



## First Floor Landing

Upvc double glazed window, split level landing.

## Bedroom 1 - 4.24m x 3.96m (13'11" x 13'0")

Upvc double glazed and leaded, bow bay window, feature cast iron fire place to one wall with decorative tiling, picture rail.

## Bedroom 2 - 3.3m x 3.43m (10'10" x 11'3")

Upvc double glazed window, picture rail.

## Bedroom 3 - 3.15m x 3.33m (10'4" x 10'11")

Upvc double glazed window, cast iron fireplace. Picture rail.



## Bedroom 4 - 3.18m x 3.05m (10'5" x 10'0")

Woodgrain laminates tyle flooring, cast iron fire place, Upvc double glazed double doors to a 'Juliet' balcony overlooking the rear garden.

## Bedroom 5/Nursery - 2.18m x 1.96m (7'2" x 6'5")

Circular stained glass and leaded window. Currently in use as an office but provides excellent potential for conversion into a nursery.

## Shower Room - 2.57m x 1.78m (8'5" x 5'10")

Double walk-in shower enclosure with thermostatic, handheld and rain head showers, pedestal wash hand basin. Tiled walls and flooring. Close boarded ceiling with spotlighting. Cupboard housing 'Worcester' central heating boiler.



## WC - 1.52m x 0.64m (5'0" x 2'1")

Low level WC, tiled flooring, spot lighting Upvc double glazed window.

## Outside

Established gardens adjoin the property to both the front and rear. There is in and out, carriage sweep driveway to the front being block paved and providing off road parking for a number of vehicles. The established rear garden features a paved patio, borders well stocked with a variety of established plants and shrubs, ornamental pond. Garden entertainment area with roof, timber walling and paved patio. There is a further paved patio and Summerhouse. Green house and two useful garden stores.

## Tenure

Leasehold for 999 years from 1 November 1956 with an annual ground rent of £7.37.

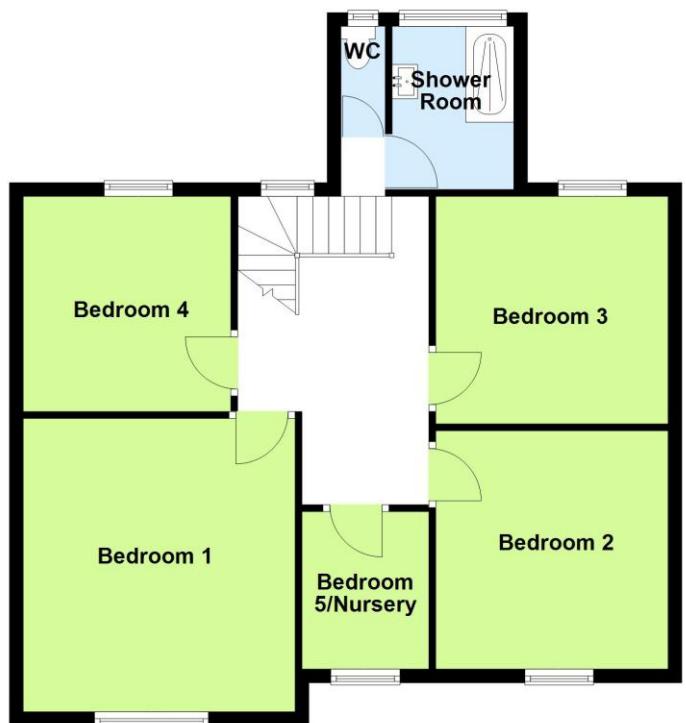
## Council Tax

Sefton MBC Band F

### Ground Floor



### First 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>		73
(55-68) <b>D</b>	58	
(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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