Chris Tinsley



4 Glamis Drive, Churchtown, Southport, PR9 8PL
£370,000
Subject to Contract

An early viewing is absolutely essential to appreciate this semi detached family house. The centrally heated and double glazed accommodation has been improved by the present owners and offers impressive living spaces, including, hall with wc, lounge, dining room, a fabulous kitchen extension with Bi Fold doors leading to the garden, utility. On the first floor there are three bedrooms and family bathroom with shower enclosure. Generous parking to the front and a substantial, brick garage and garden room - making a perfect home office, gym bbq space. The property is in a sought after location, convenient for popular local schools and charming Churchtown Village.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Enclosed Vestibule
Composite outer door with double glazed inserts and double glazed side windows. Tiled floor. Glazed inner door and side window leading to…

Entrance Hall
Staircase to the first floor with useful understairs storage cupboard. Woodgrain laminate flooring.

Ground Floor WC - 2.34m x 0.84m (7'8" x 2'9")
Tiled walls and floor. Wash hand basin with cupboard below, low level WC, and chrome towel rail/radiator.

Front Lounge - 4.22m x 3.81m (13'10" into bay x 12'6")
UPVC double glazed bay window. Woodgrain laminate flooring. Double doors leading to…

Dining Room - 3.45m x 3.61m (11'4" x 11'10")
Chimney breast with recessed stove-style fire. Open plan to…

Fully Fitted Kitchen - 2.64m x 4.88m (8'8" extending to 12'0" x 16'0" overall)
Double, circular bowl sink unit with mixer tap. Extensive range of base units with cupboards and drawers, two pull-out larder cupboards., wall cupboards, working surfaces, part tiled walls, under-unit lighting, and central island unit incorporating a 'Neff' induction hob with extractor above, additional base units and working surfaces incorporating a breakfast bar. Further integrated appliances include two 'Neff' single ovens, 'Neff' combination microwave oven, integrated fridge, freezer and dishwasher. Recessed, kick-space lighting. Tall wall-mounted radiator. Full-width bi-fold doors provide access to the rear garden.

Utility Room - 2.54m x 2.31m (8'4" x 7'7")
Wall cupboards, base units and working surfaces with sink unit. Space for fridge/freezer. Wall-mounted 'Worcester' gas central heating boiler. Door leading to the rear garden.

First Floor Landing

Bedroom One - 4.24m x 3.38m (13'11" into bay x 11'1")
UPVC double glazed window.

Bedroom Two - 3.48m x 3.38m (11'5" x 11'1")
UPVC double glazed window.

Bedroom Three - 2.9m x 2.44m (9'6" x 8'0" overall)
UPVC double glazed window.

Bathroom - 1.63m x 1.63m (5'4" extending to 8'0" x 5'4")
White suite comprising vanity wash hand basin with cupboards below, low level WC, and deep panelled bath with mixer tap shower attachment.
Step-in double shower enclosure with electric handheld and rainfall showers. Tiled walls, chrome towel radiator, tiled floor and UPVC double glazed window.

Outside
Established gardens to both the front and rear. The front garden is block paved to provide private off-road parking for a number of vehicles.
To the rear of the property is a fabulous Garden Room measuring approximately 22’5” x 25’0” overall, with patio doors, power supply installed, and ideal for a variety of uses. There is also a further Brick Garage, with a restricted access, measuring 19’8” x 7’10”, with double glazed windows and a side entrance door.
The rear gardens are mainly laid to lawn with patio seating areas.

Council Tax
Sefton MBC Band C

Tenure
Freehold, Chief Rent £4.20 per year.







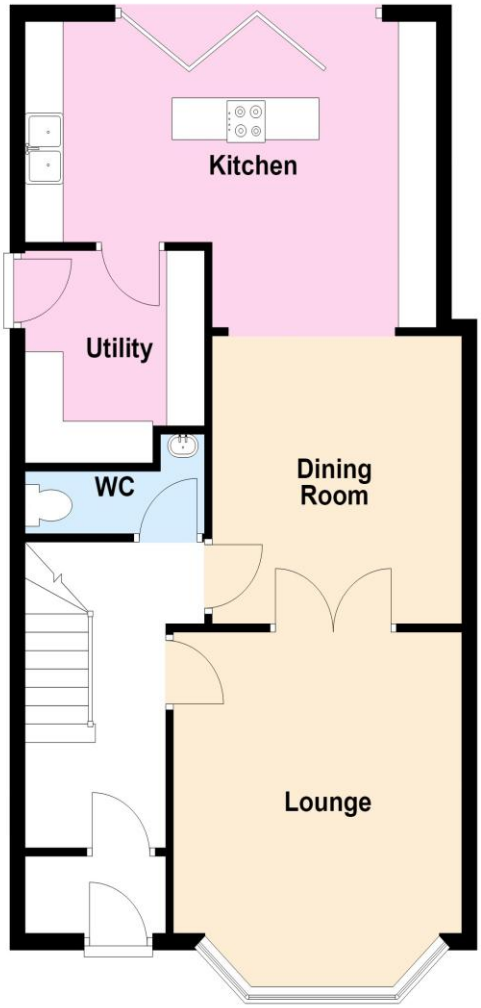






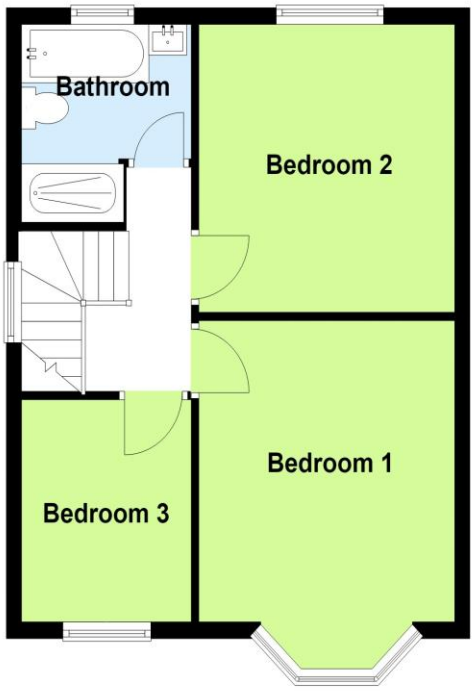
Ground Floor

Approx. 62.3 sq. metres (670.3 sq. feet)



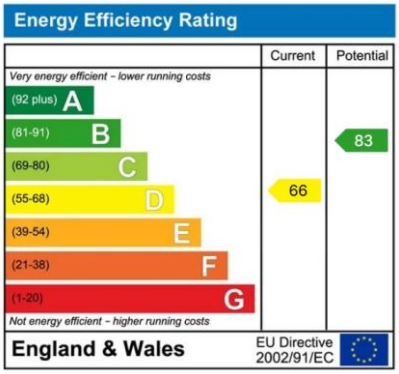
First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 103.4 sq. metres (1113.4 sq. feet)











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