



**19 Maybank Close
Churchtown, PR9 7PY £275,000
'Subject to Contract'**

Located at the head of an exclusive cul-de-sac, this rare-to-market, dormer-style semi-detached home is situated within easy reach of historic Churchtown Village. The village's charming specialty shops, restaurants, bars, and renowned botanical gardens are at your doorstep, with excellent commuter access via the A565. The property would benefit a program of modernisation, offering a wonderful opportunity for the purchaser to put their own stamp on the accommodation. Upon entering, you're welcomed by a spacious entrance hall and a turned staircase, leading to a first-floor galleried landing with a vaulted ceiling, creating a bright and airy feel. The ground floor boasts two generous reception rooms, a kitchen, and a bathroom with WC. Upstairs, there are three bedrooms, one ideal as a home office, and an additional WC. Outside, the mature plot is generous, with a large front garden featuring established shrubs, ample off-road parking, and access to a detached garage. The enclosed rear garden is a private haven, well-screened, not overlooked, and adorned with well-stocked borders. **No Chain Delay.**

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Southport's Estate Agent

Entrance Hall

Upvc double-glazed door and an opaque side window, offering both light and privacy. A turned staircase with handrail and newel post leads you upward to a galleried landing, featuring a vaulted ceiling that enhances space and natural light. A handy understairs cupboard with hanging space offers practical storage, while doors lead into the main living accommodation.

Lounge - 4.98m x 3.4m (16'4" x 11'2")

UPVC double-glazed front window. A coal-effect electric fire, set on a marble hearth

Rear Lounge - 4.22m x 3.1m (13'10" x 10'2")

The rear lounge overlooks the garden through a large Upvc window.

Kitchen - 3.12m x 3m (10'3" x 9'10")

The bright kitchen, with a rear garden view through its Upvc window, features a range of base units, cupboards, and under-unit lighting. It's equipped with a 1 1/2 bowl sink, an electric oven, grill, eye-level microwave, ceramic hob, extractor, and plumbing for a washing machine. A wall cupboard houses the 'Glow Worm' central heating boiler.

Ground Floor Bathroom/WC - 1.65m x 2.24m (5'5" x 7'4")

Upvc double glazed window, a three-piece suite with a low-level WC, pedestal basin, a twin-grip bath with mixer tap, and part-tiled walls.

Galleried landing

The first-floor galleried landing enjoys a side window, loft access, and a balustrade overlooking the entrance hall below, enhancing the open feel.

Bedroom 1 - 3.15m x 3.45m (10'4" x 11'4")

A well-appointed room featuring Upvc window, fitted wardrobes, and drawers.

Bedroom 2 - 3.68m x 3.1m (12'1" x 10'2")

Upvc double glazed window.

Bedroom 3 - 2.77m x 2.51m (9'1" x 8'3" overall measurements into recess)

Ideal as an office or third bedroom, and a fitted cupboard, it overlooks the rear garden.

WC - 1.57m x 0.99m (5'2" x 3'3")

A practical first-floor WC includes an opaque window, low-level WC, and wash basin.

Outside

The larger-than-average plot features a shaped lawn and flagged driveway, providing ample parking amidst established, well-stocked borders. The driveway leads to a detached garage with an up-and-over door. Secure side gated access takes you to the rear garden, a private haven with a paved patio, lush lawn, and well-screened, mature planting.

Council Tax

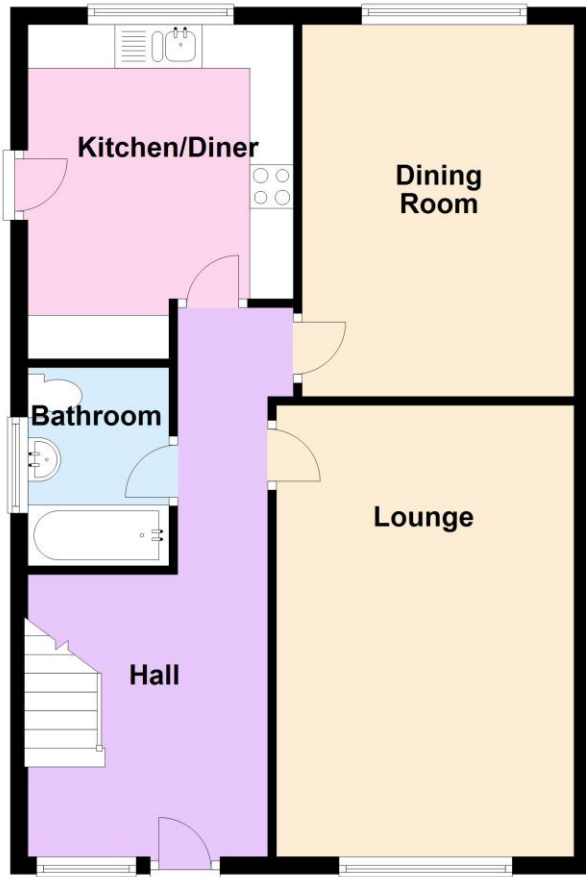
We understand from information provided by the local authority that the property is in Council Tax Band D.

Tenure

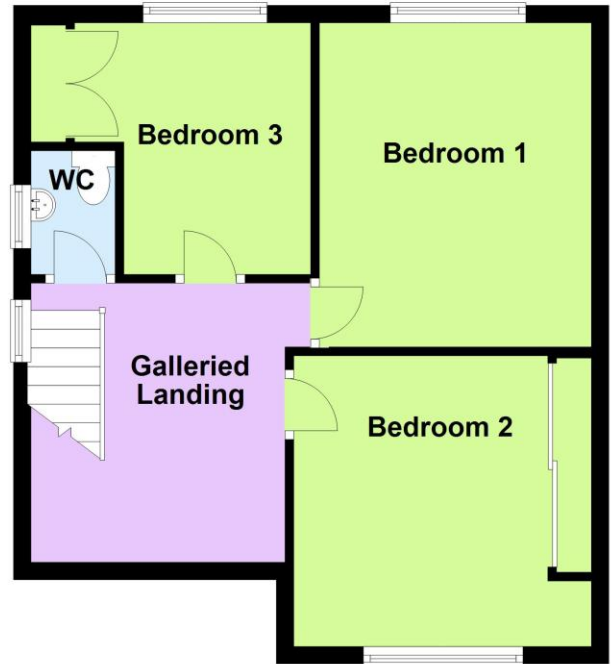
Following a Land Registry search, no registered title was located for this property, indicating it is likely unregistered. Standard legal procedure in such cases will be followed by your solicitor, who will ensure the title is verified and registered upon completion of the sale. We advise all parties to rely on their own legal counsel for the final confirmation of title status and registration.



Ground Floor



First Floor



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.