



**32 Moss Lane
Churchtown, PR9 7QR £375,000
'Subject to Contract'**

Nestled in the sought-after Moss Lane, convenient for the nearby Village of Churchtown, this rare-to-market, traditional semi-detached home offers generous living accommodation coupled with timeless charm. Featuring a welcoming reception hall, front lounge, and a dining room flowing into a breakfast area and open-plan kitchen, the ground floor also boasts a convenient WC. Beyond the kitchen lies a 27-foot enclosed lean-to, leading to a separate workshop. Upstairs, you'll find four generously sized bedrooms with fitted wardrobes, complemented by a modern family bathroom. The well-stocked gardens are a highlight, offering space, privacy, and not directly overlooked backing on to North Meols Lawn Tennis Club. With off-road parking for numerous vehicles and proximity to Churchtown's shops, restaurants, and commuter links, this is a rare gem not to be missed.

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Southport's Estate Agent

Open Entrance Vestibule

uPVC double outer doors with side window open into an inviting entrance area featuring tiled flooring. The original internal door showcases a glazed, stained, and leaded light insert, complemented by a matching side window, adding character and charm to the space.

Entrance Hall/WC

A traditional entrance hall features turned staircase rising to the first floor, complete with handrail, spindles, and newel post. Useful storage is provided by a cupboard beneath the stairs, along with a separate door leading to a ground floor WC measuring approximately 4'11" x 2'6". The WC is fitted with an opaque uPVC double-glazed window, low-level WC, and a corner wash hand basin.

Lounge - 4.88m x 3.94m (16'0" x 12'11" into recess)

The room features a uPVC double-glazed bay window providing excellent natural light, complemented by a cast iron electric fire with marble interior and an attractive hearth and wooden surround incorporating a decorative mantle. Additional character is added by a traditional ceiling rose, enhancing the room's classic appeal.

Dining Room - 3.61m x 3.63m (11'10" x 11'11" into recess)

Glazed folding doors open into the breakfast room and kitchen, creating a seamless flow between the living spaces. Fitted shelving to the recessed area provides both practical storage and an attractive display feature.

Breakfast Room - 3.4m x 2.82m (11'2" x 9'3")

A uPVC double-glazed sliding patio door provides direct access to the rear garden, while tiled flooring runs throughout. An archway opening leads seamlessly through to the kitchen, enhancing the sense of flow and connectivity.

Kitchen - 5.31m x 3.02m (17'5" x 9'11" reducing to 7'10")

A uPVC double-glazed window overlooks the rear garden, while a door and opaque uPVC double-glazed window provide access to an enclosed side lean-to. The kitchen is fitted with a range of base units incorporating cupboards and drawers, complemented by wall-mounted cupboards and practical working surfaces. Features include a 1½ bowl sink unit with mixer tap and drainer, partial wall tiling, and a selection of appliances comprising an electric oven with five-burner gas hob, integrated dishwasher, and a recess suitable for a freestanding fridge/freezer.

Side Lean-to - 8.23m x 2.18m (27'0" x 7'2")

The adjoining lean-to provides access through to a workshop and features timber doors opening to both the front and rear gardens, offering practical storage and convenient external access.

Workshop - 4.32m x 2.11m (14'2" x 6'11")

The space benefits from a glazed window, along with electric lighting and power supply.

Landing

Opaque uPVC double-glazed side window.

Bedroom 1 - 4.88m x 3.68m (16'0" into bay x 12'1" overall measurements to rear of wardrobes into recess)

uPVC double-glazed window to the front, complemented by extensive fitted wardrobes with overhead cupboards, a knee-hole dressing table with drawers, and corner display shelving. A decorative ceiling rose adds a touch of classic elegance to the room.

Bedroom 2 - 3.63m x 3.68m (11'11" x 12'1" to rear of wardrobes into recess)

uPVC double-glazed window overlooking the rear garden backing onto North Meols Lawn Tennis Club. A cupboard houses the Worcester combination-style central heating boiler, neatly tucked away for convenience.

Bedroom 3 - 2.95m x 2.16m (9'8" x 7'1")

Upvc double glazed window.

Bedroom 4 - 3.38m x 3.02m (11'1" into door recess x 9'11" to rear of wardrobes)

uPVC double-glazed window overlooking the rear of the property and garden. The room features a fitted wardrobe with sliding doors, offering hanging space and shelving, and is currently arranged as a home office.

Bathroom/WC - 2.9m x 1.45m (9'6" x 4'9")

Two uPVC double-glazed windows provide natural light to this contemporary bathroom, which is fitted with a modern four-piece suite comprising a low-level WC, wash hand basin with mixer tap, and a twin-grip panelled bath with mixer tap. A step-in shower enclosure houses a Triton electric shower. The room is finished with fully tiled walls and flooring for a sleek, low-maintenance look.

Outside

A generous driveway provides access to the front of the property, finished in block paving for ease of maintenance and offering off-road parking for numerous vehicles. Shaped, well-stocked borders feature a variety of plants, shrubs, and trees. Secure side lean-to access leads through to the workshop and rear garden. The rear garden comprises a brick-paved patio and a lawn, surrounded by established and mature borders with a diverse range of plants, shrubs, and trees, and backing onto North Meols Lawn Tennis Club.

Council Tax

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

Tenure

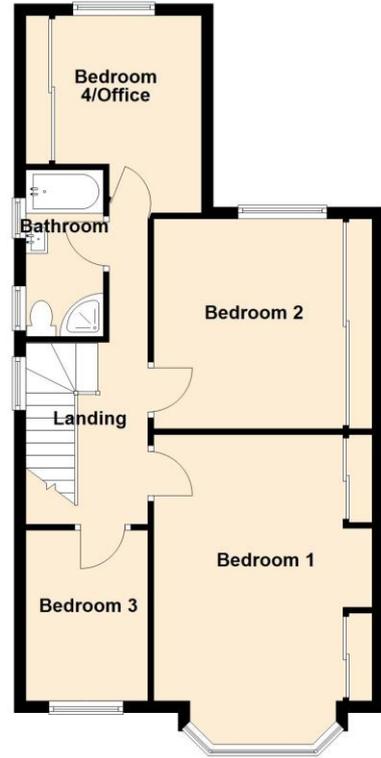
We have reviewed the Land Registry title and understand the tenure to be Leasehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



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.