



Churchgate, Churchtown, Southport, PR9 7JY

Offer in Excess of £350,000

4/5  1 

Key features include

Detached Family Home

Churchtown Location

Four/Five Bedrooms

Two Loft Rooms

Two Reception Rooms

This detached family home is presented to an extremely high standard and is immaculate in every detail. Both the charm and character of the property have been preserved and are well-matched with quality contemporary fixtures. This sought-after Churchtown address offers close proximity to the historic village centre. From the reception hall you enter a formal sitting room to the front and bedroom five/snug to the other side. The dining room to the rear is open plan to the stunning kitchen with French Windows onto a large patio. Upstairs there are four bedrooms and a modern family bathroom with double walk-in shower and separate WC. The loft has been tastefully converted for use as a study or occasional bedroom and offers plenty of storage, access is via loft ladders. The front garden has been paved providing ample off-street parking, and to the rear is a delightful garden.



Hallway

Stairs to the first floor, fitted storage cupboard, door to cloakroom

Cloakroom

Window to the side aspect, WC and wash hands basin.

Lounge 4.65m x 3.62m (15'3" x 11'11")

Square bay to the front aspect, feature fireplace with open hearth.

Snug/Bedroom Five 4.39m x 2.20m (14'5" x 7'3")

Window to the front aspect, fitted cupboards housing the wall mounted Vaillant combi boiler

Dining Room 5.28m x 7.12m (17'4" x 23'4")

French doors to the rear garden, open hearth with log burning stove. Open plan to kitchen.

Kitchen

Range of high gloss French grey base and wall units incorporating integrated dishwasher, washing machine, tumble dryer, microwave and fridge freezer. Also complemented by a range cooker with extractor over, stainless steel sink unit.





Bathroom 3.07m x 3.26m (10'1" x 10'8")

Jack and Jill style bathroom with doors to the master bedroom and the landing. Free standing bath, walk in shower, wc, and wash hand basin.

Bedroom One 4.48m x 3.76m (14'8" x 12'4")

Window to the rear aspect, range of fitted wardrobes.

Bedroom Two 2.65m x 3.62m (8'8" x 11'11")

Double bedroom with window to the side aspect.

Bedroom Three 2.58m x 3.60m (8'6" x 11'10")

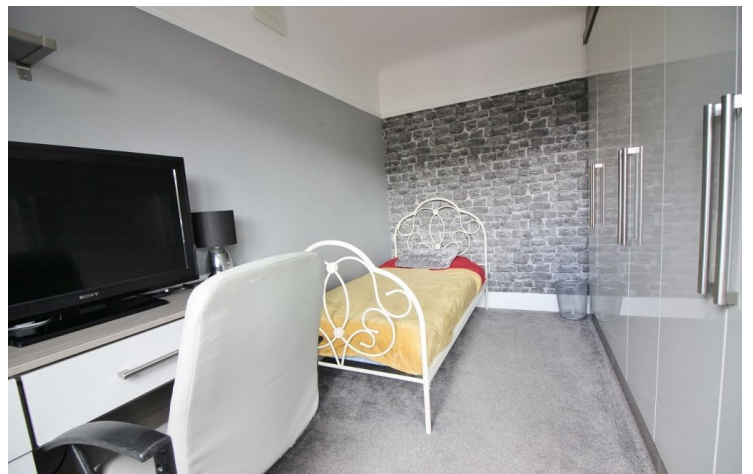
Bay window to the front aspect, range of fitted wardrobes.

Bedroom Four 3.74m x 3.26m (12'3" x 10'8")

Window to the front aspect, range of fitted wardrobes.

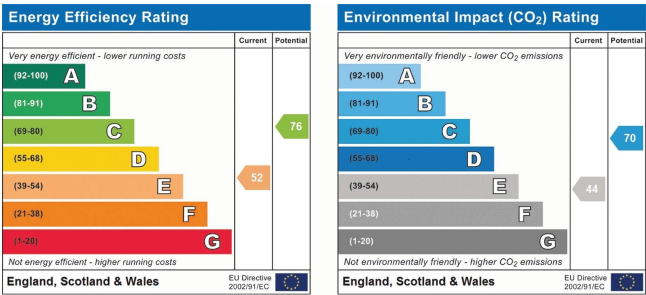
Loft Room

Pull down loft ladder leading to two large loft room with heating and velux style windows.



Exterior

Spacious established rear garden with paved patio, raised deck, established borders.



Disclosure

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.