



**20 Mallee Crescent
Churchtown, PR9 8NJ £300,000
'Subject to Contract'**

This beautifully modernised and thoughtfully improved semi-detached family home, renovated to the current owners' exacting standards, is set in a highly sought-after area close to Churchtown Village's vibrant cafes, bars, and shops. Within a quarter mile, you'll find five respected Primary & Secondary Schools and easy transport links to Preston & Southport. Surrounded by mature gardens and offering rear driveway access to a garage including off road parking, the home opens to a welcoming vestibule and hall, leading to a bright front lounge. The stylish dining kitchen, perfect for entertaining, features modern appliances and flows through to a utility room and ground-floor WC. Upstairs, you'll find three well-presented bedrooms, one set as a home office, and a modern bathroom with WC. Early viewing is highly recommended!

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

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 Entrance Vestibule

Upvc double-glazed double outer doors lead to a vestibule with tiled flooring and a glazed inner door featuring opaque side inserts and an attractive original stained leaded light window overhead, leading into the entrance hall.

Entrance Hall

Staircase to the first floor with handrail, spindles, and newel post. Useful under-stairs cupboard housing meters and electrical consumer unit. LVT flooring laid, with a door leading to...

Front Lounge - 4.32m x 3.94m (14'2" into bay x 12'11" into recess)

Upvc double-glazed bay window to the front.

Dining Kitchen - 3.61m x 5.99m (11'10" x 19'8" overall measurements)

Upvc double-glazed window overlooking side and rear gardens. Dining area ideal for entertaining, open-plan to a modern Shaker-style breakfast kitchen with built-in base units (cupboards and drawers), wall cupboards with under-unit lighting, and work surfaces incorporating a breakfast bar. Single-bowl sink with mixer tap and drainer, part-tiled walls. Appliances: integrated fridge, dishwasher, four-ring induction hob with extractor, and "Bosch" double ovens. LVT flooring continues, with archway leading via inner hall with door to rear garden and further doors leading to...

Utility Room - 2.44m x 1.52m (8'0" x 5'0")

Upvc double-glazed side window, wall-mounted "Glow.worm" combination boiler, space for fridge/freezer, plumbing for washing machine, and space for tumble dryer. LVT flooring continues.

WC - 1.4m x 0.89m (4'7" x 2'11")

Opaque Upvc double-glazed window to side. Low-level WC, vanity wash basin with mixer tap and cupboard below, LVT flooring.

Landing

Opaque Upvc double-glazed window to side.

Bedroom 1 - 3.56m x 4.57m (11'8" to rear of wardrobes x 15'0" into bay)

Upvc double-glazed bay window to front.

Bedroom 2 - 3.61m x 3.51m (11'10" x 11'6" into recess)

Upvc double-glazed window overlooking the rear.

Bedroom 3/Office - 2.44m x 2.41m (8'0" x 7'11")

Upvc double-glazed window; arranged as a home office.

Bathroom/WC - 2.39m x 2.82m (7'10" x 9'3")

Two Upvc double-glazed windows to side. Three-piece modern white suite: low-level WC, vanity wash basin with mixer tap, P-shaped bath with glazed shower screen, mixer tap, overhead shower, and handheld attachment. Ladder-style heated towel rail, LVT flooring.

Outside

The property occupies a mature, well-stocked corner plot with wrought iron gated access and a pathway to the front, laid to lawn with established borders. Secure side gated access leads to the rear. There is driveway access off Mallee Avenue, providing off-road parking and leading to a detached garage (16'1" x 9'8") with electric light and power. A garden trellis gate leads to the enclosed rear garden, a feature of the property, with mature, well-stocked borders, laurel hedging, shrubs, trees, a flag patio, and lawn, offering a private space, not directly overlooked.

Council Tax

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

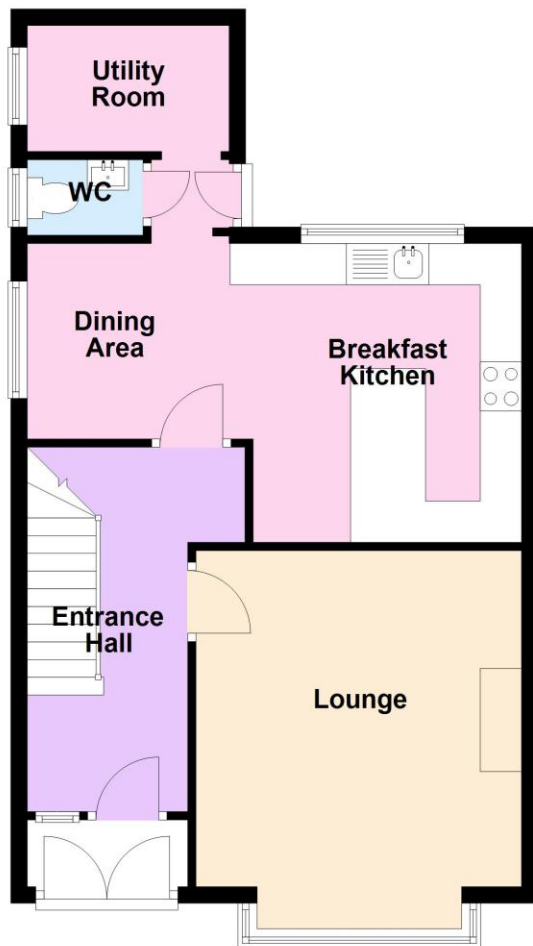
Tenure

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.



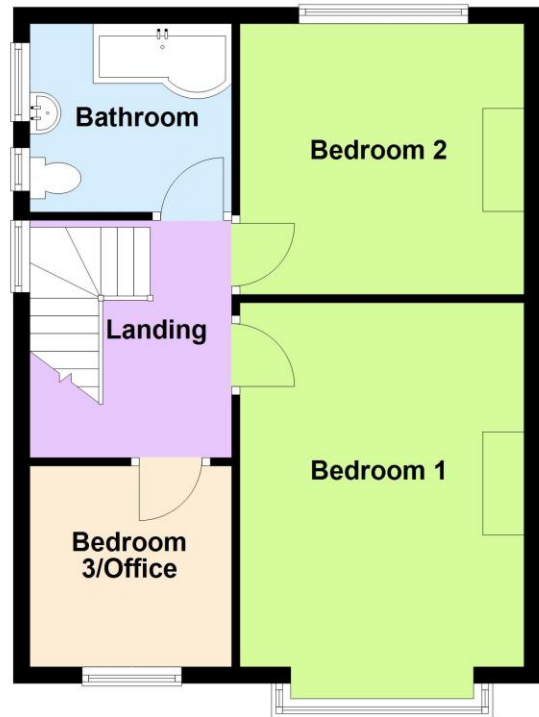
Ground Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



Total area: approx. 101.0 sq. metres (1087.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.