



**62 Cambridge Road
Southport, PR9 9PP £625,000
'Subject to Contract'**



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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

This unique, detached family home sits on a generous, established plot, set well back from the road with generous off-road parking and stunning gardens to the front and 'South West' facing gardens to rear. Inside, well-presented reception rooms flow from a welcoming hall with cloakroom/WC, leading to a contemporary kitchen, living, dining space that opens out onto those beautiful gardens. Upstairs are three double bedrooms served by a modern four-piece bathroom suite, the second bedroom benefiting en-suite shower room/WC. A real bonus is the self-contained single-storey annexe, ideal for a teenager, relative, or guests. Featuring a garden lounge/bedroom, open-plan kitchen with utility area, ensuite off the lounge/bedroom, and an additional room that could work as a bedroom or office with its own WC. Conveniently positioned close to Churchtown Village and its shops, restaurants, and bars, with excellent local Primary & Secondary Schools, golf courses including the renowned Hesketh Golf Club, and easy access to the A565 for commuters.

Open Entrance Vestibule

Tiled flooring, exposed pillared beams, electric point and Upvc double glazed window to side. Further Upvc double glazed inner door leads via vestibule, with a solid wooden door incorporating double glazed leaded inserts providing access to the main accommodation.

Reception Hall

Upvc double glazed window to side, turned stairs to first floor with handrail, spindles and newel post, cupboard to understairs, and separate door leading via enclosed entry access with steps down to the adjoining annexe. 'Karndean' flooring, neoclassical style radiator and door leading to...

WC - 2.24m x 1.37m (7'4" x 4'6")

Upvc double glazed window to front. Modern two-piece suite comprising low level WC, circular vanity wash hand basin over granite top with mixer tap and glazed shelving below, part wall tiling, neoclassical style radiator, 'Karndean' flooring and recessed spot lighting.

Principal Lounge - 7.44m x 4.24m (24'5" into bay x 13'11" into recess)

Upvc double glazed splayed bay window to front with living flame cast iron fire over Granite hearth with wooden surround. Picture rail and glazed double internal doors with side inserts lead to...

Dining Room - 4.34m x 4.06m (14'3" x 13'4")

Upvc double glazed patio doors with side windows lead to the enclosed rear garden. 'Karndean' flooring continues with picture rail and wall light points. Door leads to...

Living/Dining Kitchen - 8.36m x 2.97m (27'5" x 9'9" overall measurements)

A modern fitted kitchen arranged in an attractive shaker style with a number of built-in base units incorporating cupboards and drawers, wall cupboards, glazed china cupboards with under-unit lighting, and 'Granite' working surfaces including an inset single bowl sink unit with 'Quooker' hot water tap and drainer. Corner pantry cupboard with shelving and light point, full 'Bosch' integral fridge, and 'rangemaster' Kitchener 90 double oven with five burner hob and extractor over, integrated 'Neff' dishwasher, complementary granite splashback and 'Karndean' flooring. Step leads down to the lounge/dining area with Upvc double glazed double doors and windows overlooking the most impressive rear gardens, recessed spot lighting.

First Floor Landing

Loft access and Upvc double glazed window to side.

Bedroom 1 - 7.42m x 4.06m (24'4" into bay x 13'4" overall measurements to rear of wardrobes)

Splayed Upvc double glazed bay window to front with dual aspect including a Upvc double glazed window overlooking the rear garden. Fitted wardrobes and recessed spot lighting.

Bedroom 2 - 5.38m x 2.95m (17'8" overall measurements into door recess x 9'8")

Upvc double glazed window overlooking the rear garden, recessed spot lighting and door leading to...



En-Suite Shower Room/WC - 1.42m x 1.88m (4'8" x 6'2")

Opaque Upvc double glazed window to side. Three-piece modern white suite comprising low level WC, vanity wash hand basin with mixer tap and drawers below, corner step-in shower enclosure with plumbed-in shower, part wall tiling and recessed spot lighting with antio flooring.

Bedroom 3 - 3.48m x 3.02m (11'5" x 9'11")

Upvc double glazed window.

Family Bathroom/WC - 2.69m x 1.96m (8'10" x 6'5" Family Bathroom/WC)

Four-piece modern white suite comprising low level WC, vanity wash hand basin with mixer tap and cupboards below, panel bath with tiled surround, corner step-in shower enclosure with plumbed-in overhead shower and handheld shower attachment. Tiled walls, antio flooring with underfloor heating, recessed spot lighting and extractor

Annexe**Office/Bedroom** - 3.45m x 3.3m (11'4" x 10'10" into door recess)

Upvc double glazed window to front. Step up and door leading to the entrance hall of the main house. Door leads to...

Separate WC - 0.81m x 0.69m (2'8" x 2'3")

Low level WC, vanity wash hand basin with mixer tap, tiled walls and flooring, wood grain laminate style flooring, and inner door leading to...

Utility Room - 3.12m x 1.37m (10'3" x 4'6")

Double glazed courtesy door leads to the enclosed rear garden. Wood grain laminate style flooring, base units, working surfaces and wall cupboards with plumbing for washing machine, space for tumble dryer and space for a freestanding fridge freezer. Open plan access leads to...

Kitchen - 4.85m x 2.29m (15'11" x 7'6")

Upvc double glazed side window. Modern fitted kitchen arranged in a cream high gloss style with base units incorporating cupboards and drawers, wall cupboards, one housing the 'Baxi' combination style central heating boiler system (which we understand serves both properties), working surfaces with one and a half bowl sink unit, mixer tap and drainer. Appliances include a five burner gas hob with canopy style extractor hood and light point over, electric double oven, pull-out larder cupboard, pan drawers, integral fridge, and inner door leading to...

Garden Lounge/ Bedroom - 5.99m x 2.59m (19'8" into door recess x 8'6")

Upvc double glazed patio doors provide access to the rear garden. Wood grain laminate style flooring continues with recessed spot lighting, and door leads to...

En-suite Shower Room / WC - 2.03m x 1.45m (6'8" x 4'9")

Opaque Upvc double glazed window. Three-piece modern white suite comprising low level WC, pedestal wash hand basin with mixer tap, tiled splashback, vanity wall mirror with light point, and corner step-in shower enclosure with plumbed-in shower. Part wall tiling, tiled flooring and recessed spot lighting.

Outside

The property is set well back from the road and accessed via double wrought iron secure gates to a block paved sweeping driveway providing off-road parking for numerous vehicles. A well-tended shaped lawn fronts the property with well stocked ornamental borders, plants, shrubs, and trees plus a separate water feature. Secure gated side access leads to an enclosed rear garden which, in the opinion of the estate agents, is an undoubted feature. With stone patio seating area, raised brick borders well stocked variety of plants, shrubs, and trees, and well screened. Extensive shaped lawn, borders, and access to a timber log cabin with electric light and power supply, finishing this secure haven. There's also access to an adjoining annex, maintaining togetherness and privacy for family or independent living.

Council Tax

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

Tenure

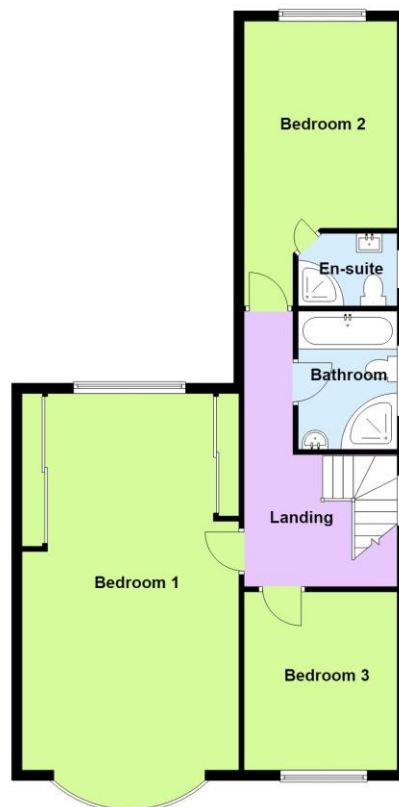
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor
Approx. 146.1 sq. metres (1572.4 sq. feet)



First Floor
Approx. 76.4 sq. metres (822.1 sq. feet)



Total area: approx. 222.5 sq. metres (2394.5 sq. feet)



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.