



10 Emmanuel Road, Churchtown, PR9 9RL
'Offers in Excess of' £350,000
'Subject to Contract'

Constructed circa 1935, this exceptional semi-detached period residence is a home of immense character and distinction, retaining a wealth of original features including leaded light windows, decorative transoms and magnificent three-quarter oak wall panelling. Lovingly owned by the same family for approximately 60 years, this is a rare opportunity to acquire a much-loved home, offered for sale with no chain delay and freehold tenure. An impressive reception hall sets the tone for the character and craftsmanship found throughout. Two elegant reception rooms enjoy an abundance of period charm, with the rear lounge opening onto a raised terrace overlooking the property's magnificent mature gardens. The accommodation is completed by a breakfast room leading to the kitchen, while the first floor offers four genuine bedrooms, a family shower room and separate WC. Occupying a generous plot, the enclosed rear gardens are mature, private and beautifully established, complemented by a detached garage, workshop and ample off-road parking to the front. Perfectly positioned opposite Emmanuel Church on sought-after Emmanuel Road, the property is within easy walking distance of historic Churchtown Village, renowned for its independent shops, cafés, restaurants, bars and the beautiful Botanic Gardens, with excellent schools, regular bus services and convenient access to Southport Town Centre. Homes of this calibre in such a prestigious location rarely become available. Combining timeless character, generous family accommodation and exceptional potential, this is a truly special period home that must be viewed to be fully appreciated.

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

Southport's Estate Agent

Entrance Vestibule

Glazed and leaded light cathedral-style double outer storm doors lead via the enclosed entrance vestibule with tiled flooring and step up via a glazed and leaded light inner door with matching side inserts leading to....

Reception Hall

Spacious and characterful reception hall with magnificent three-quarter oak wall panelling to plate rail. Exposed brick-built fireplace with tiled hearth and mantelpiece incorporating inset beveled vanity wall mirror. Turn staircase leads to the first floor with handrail and newel post. Access leads via an understairs storage cupboard with feature dwarf entrance door of reduced head height incorporating glazed and leaded light insert, the cupboard also housing the electrical consumer unit and meters. Door leads to...

Front Lounge - 4.55m x 3.84m (14'11" into bay x 12'7" into recess)

Glazed stained and leaded light bay window with decorative transoms over to the front of the property, glazed and leaded light side windows, living flame gas fire with tiled interior, tiled hearth and wooden fire surround.

Rear Lounge - 4.22m x 3.33m (13'10" x 10'11" into recess)

Glazed door with glazed and leaded light side windows and matching transoms over leads onto the raised decked terrace and the property's most impressive extensive mature rear gardens. Living flame gas fire with Marble interior, hearth and wooden fire surround.

Breakfast Room - 3.12m x 2.9m (10'3" x 9'6")

Glazed and leaded light window to side. Archway provides open-plan access leading to....

Kitchen - 2.74m x 2.9m (9'0" x 9'6")

Glazed and leaded light window overlooking the rear gardens. Glazed courtesy door leads to the side of the property. The kitchen is arranged with a comprehensive range of built-in base units, cupboards, drawers, wall units and glazed china display cupboards with corner display niches and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include electric oven and grill, four-ring ceramic hob with extractor over. Plumbing for both washing machine and dishwasher. Part wall tiling and tile-effect vinyl flooring.

First Floor Landing

Glazed stained and leaded light window to side. Loft access.

Bedroom 1 - 4.52m x 3.84m (14'10" into bay x 12'7" to rear of wardrobes)

Glazed stained and leaded light bay window with decorative transoms over to the front of the property, glazed and leaded light side windows. Fitted wardrobes incorporating hanging space and shelving.

Bedroom 2 - 4.22m x 3.33m (13'10" x 10'11" to rear of wardrobes)

Glazed stained and leaded light windows with decorative transoms overlooking the rear gardens. Fitted vanity mirrored wardrobes with hanging space and shelving to chimney recesses.

Bedroom 3 - 2.74m x 2.9m (9'0" x 9'6" to rear of wardrobes)

Glazed window overlooking the rear gardens. Fitted wardrobes incorporating flyover storage cupboards, knee-hole dressing table and drawers with partially vanity mirrored frontage. Picture rail.

Bedroom 4/Office - 4.09m x 2.41m (13'5" x 7'11")

Glazed stained and leaded light window with decorative transoms over. Currently arranged as a home office with fitted knee-hole dressing table, drawers and book shelving. Picture rail.

Shower Room - 1.83m x 2.11m (6'0" x 6'11")

Glazed window. Two-piece suite comprising pedestal wash hand basin with mixer tap and entry-level shower enclosure fitted with Triton electric shower, wall grab rails and glazed shower screen. Partial wall tiling.

Separate WC - 1.8m x 0.84m (5'11" x 2'9")

Glazed window. Low-level WC. Wall tiling.

Outside

The property occupies an enviable plot with hard-surfaced driveway providing off-road parking via secure wrought iron double entrance gates. Laid to lawn frontage with established and mature borders, well stocked with a variety of plants, shrubs and trees. Secure double gated side access leads to the rear. The enclosed rear garden is generous in size and enjoys a raised decked terrace together with extensive lawned gardens and mature borders, well stocked with a further variety of established plants, shrubs and trees. A detached garage measures approximately **15'0" x 8'7"**, accessed via an up-and-over door and benefiting from electric light, power supply and pitched roof providing useful additional storage. A step leads down to the adjoining workshop measuring approximately **7'0" x 9'0"**, with glazed window, electric light, power and courtesy door returning to the rear garden. The property also benefits from a separate adjoining boiler house measuring approximately **4'9" x 3'2"**, housing the wall-mounted Worcester combination central heating boiler, fitted approximately two years ago.

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.

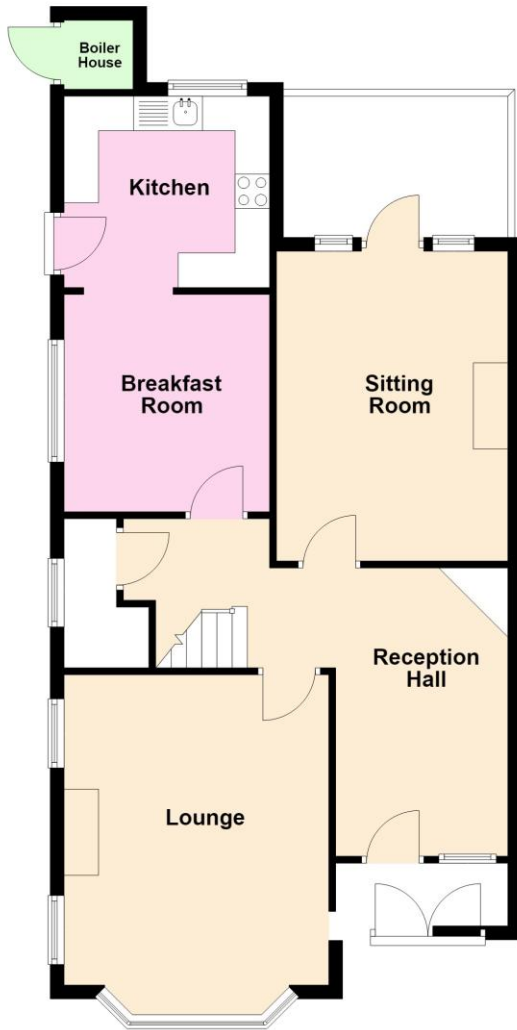
Tenure

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.



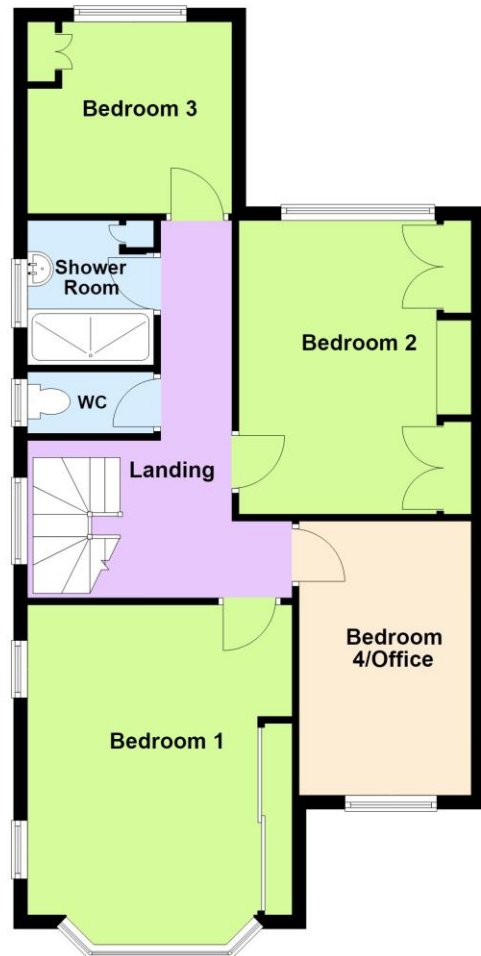
Ground Floor

Approx. 74.3 sq. metres (800.1 sq. feet)
(excluding Balcony)



First Floor

Approx. 69.1 sq. metres (744.3 sq. feet)



Total area: approx. 143.5 sq. metres (1544.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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