



**50 Mill Lane
Churchtown, PR9 7PE £317,500
'Subject to Contract'**

Nestled at the head of a rare-to-market cul-de-sac on the doorstep of historic Churchtown Village, this deceptively spacious semi-detached dormer-style home offers generous accommodation and extensive grounds. Just a short stroll from Churchtown's specialty shops, restaurants, bars, botanical gardens, and a number of sought after Primary & Secondary Schools, it also enjoys convenient access to commuter links on the Manchester Piccadilly line. The property is set on a mature plot with ample off-road parking. Inside, the hallway leads to a front lounge, a rear lounge flowing into a dining area, a breakfast kitchen, and a ground-floor utility with WC. Upstairs are three double bedrooms and a family bathroom. The enclosed, low-maintenance gardens are complemented by a detached garage and adjoining carport. There is even an electric sauna included! Early viewing is highly recommended!

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Southport's Estate Agent

Entrance Porch

Upvc double-glazed outer door and windows, with Upvc double-glazed inner door and side screen leading to...

Entrance Hall

Wood grain laminate-style flooring and staircase to first floor with handrail and newel post, built-in cupboard with hanging space and shelving, door leads to...

Ground Floor WC/Utility - 2.62m x 1.8m (8'7" x 5'11")

Opaque Upvc double-glazed window, low-level WC, pedestal wash hand basin, part-tiled walls, working surfaces concealing plumbing for washing machine and Glow.worm central heating boiler system, wood grain effect ceramic floor tiling.

Lounge - 5.26m x 3.45m (17'3" x 11'4" into recess)

Upvc double-glazed window to front of property, electric fire with TV point over, wood grain laminate-style flooring laid.

Sitting Room/Dining Area - 5.41m x 4.42m (17'9" reducing to 10'2" x 14'6" reducing to 10'4")

A fabulous entertaining space, open-plan leading to dining area and Upvc double-glazed sliding patio doors to enclosed garden at the rear, serving hatch to kitchen, wood grain laminate-style flooring.

Breakfast Kitchen - 5.05m x 3.45m (16'7" x 11'4" reducing to 7'10" overall measurements)

Upvc double-glazed window and door leads to rear garden, shaker-style base units include cupboards and drawers, wall cupboards and working surfaces incorporating breakfast bar, integral appliances include fridge/freezer, dishwasher, electric oven, four-ring induction hob with extractor, butcher block working surfaces, wood grain effect tile ceramic flooring, recessed spotlighting, and Upvc double-glazed door with step down leads to adjoining carport and garage.

Landing

Loft access with drop-down ladder, light point and storage.

Bedroom 1 - 3.61m x 3.51m (11'10" x 11'6" overall measurements to front of wardrobe)

Upvc double-glazed window, fitted wardrobes.

Bedroom 2 - 3.58m x 2.82m (11'9" x 9'3" to front of wardrobes)

Upvc double-glazed window overlooks rear of property, fitted wardrobes to length of one wall.

Bedroom 3 - 2.62m x 3.96m (8'7" x 13'0" overall measurements into bay)

Upvc double-glazed window overlooks rear of property, fitted wardrobes, and separate cupboard housing the hot water cylinder.

Shower Room/WC - 1.78m x 3.58m (5'10" x 11'9")

Opaque Upvc double-glazed window, four-piece modern white suite comprising panelled bath with tiled surround, mixer tap, separate low-level WC, vanity wash hand basin with waterfall-style mixer tap, step-in shower enclosure with plumbed-in overhead deluge-style shower and handheld shower attachment, tiled walls and wood grain effect ceramic tile flooring, recessed spotlighting.

Outside

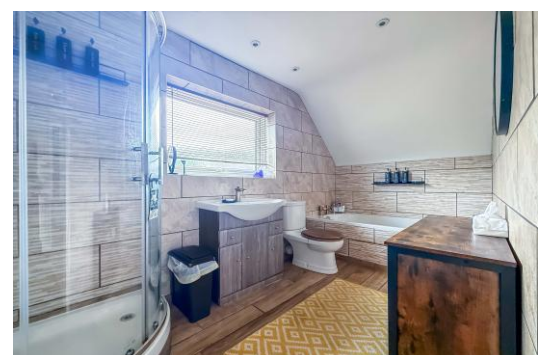
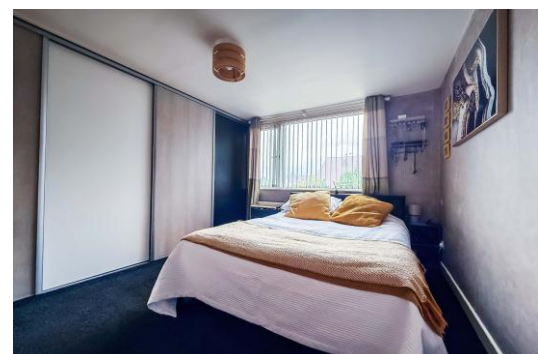
The property occupies a mature and generous plot with gated access to a flagged driveway providing off-road parking for numerous vehicles. Extensive front lawn with well-stocked and established borders, secure gated side access leads via carport to a garage measuring approximately 16'10" x 8'11", with up-and-over door, access, electric light, and power supply. The gardens to rear are predominantly raised flagged patio for ease of maintenance, well screened and not directly overlooked, including barbecue area and the addition of an electric sauna, raised barked borders, plants, and shrubs, a most definite feature.

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 Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor
Approx. 101.6 sq. metres (1093.5 sq. feet)



First Floor
Approx. 50.0 sq. metres (538.6 sq. feet)



Total area: approx. 151.6 sq. metres (1632.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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