



**124 Balmoral Drive  
Churchtown, PR9 8PY, £315,000  
'Subject to Contract'**

An exceptional opportunity to acquire an extended semi-detached family home, set within one of the most breath-taking plots to come to market in recent years with No Chain Delay. Perfectly positioned in a sought-after residential spot near historic Churchtown Village and the Botanic Gardens, this superb home pairs generous, versatile living space with truly outstanding grounds. The spectacular landscaped rear garden is a genuine showstopper, thoughtfully arranged with multiple patio entertaining areas, secluded seating corners, well-stocked borders with mature plants, shrubs, specimen trees and conifers, an easy-care artificial lawn, a detached workshop slash garage, and even a private putting green, a unique flourish that will delight golf enthusiasts. Internally, the accommodation comprises an inviting entrance hall, front dining room, extended living room opening to the garden, and a kitchen with lovely views across the grounds. Upstairs are three bedrooms, the third currently a dressing room, plus a family bathroom and separate WC. Ample off-road parking, excellent commuter links and five well-regarded primaries within around half a mile, complete a home that's as practical as it is impressive. Quite simply, viewing is essential.

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*Southport's Estate Agent*

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## Open Entrance Vestibule

Leads via inner UPVC double glazed door with side inserts to....

## Entrance Hall

Parquet flooring laid with turned staircase to first floor complete with handrail, spindles and newel post. Dado panelling to plate rail and useful understairs cupboard with glazed window to side.

## Dining Room - 4.22m x 3.3m (13'10" into bay x 10'10" into recess)

Upvc double glazed bay window. Tiled fire surround and hearth. Parquet flooring continues with picture rail and ceiling moulding.

## Rear Lounge - 7.34m x 3.3m (24'1" x 10'10" reducing to 8'10" overall measurements)

A through living room leading via double glazed patio doors with side screens to the show-stopping rear garden and patio area. Parquet flooring continues, the focal point being an electric fire with wooden surround to chimney breast. Wall light points.

## Kitchen - 5.92m x 1.96m (19'5" x 6'5")

Upvc double glazed door and window lead to the rear of the property. Further Upvc double glazed window to side. A modern kitchen comprises a range of fitted base units with cupboards and drawers, wall cupboards and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer. Integral appliances include dishwasher, washing machine, separate tumble dryer and electric oven with five-ring gas burner hob and canopy style extractor hood above. Part wall tiling, glazed china cupboard and integral fridge freezer. Tiled flooring and separate wall cupboard housing the Worcester combination central heating boiler system.

## Landing

Upvc double glazed window to side. Picture rail and loft access.

## Bedroom 1 - 4.22m x 3.33m (13'10" into bay x 10'11" into recess)

Upvc double glazed bay window. Picture rail.

## Bedroom 2 - 4.09m x 3.33m (13'5" x 10'11" to rear of wardrobes)

Upvc double glazed window overlooking the rear of the property. Fitted cupboards extend to the length of one wall with overhead storage cupboards. Picture rail.

## Bedroom 3 - 2.36m x 1.96m (7'9" x 6'5")

Upvc double glazed window to the front of the property. Picture rail.

## Bathroom - 1.65m x 1.91m (5'5" x 6'3")

Opaque Upvc double glazed window. Two-piece suite comprising pedestal wash hand basin and panel bath with twin grips, mixer tap and shower attachment. Tiled walls.

## Separate WC - 1.02m x 1.02m (3'4" x 3'4")

Glazed window to side. Low level WC and midway wall tiling.

## Outside

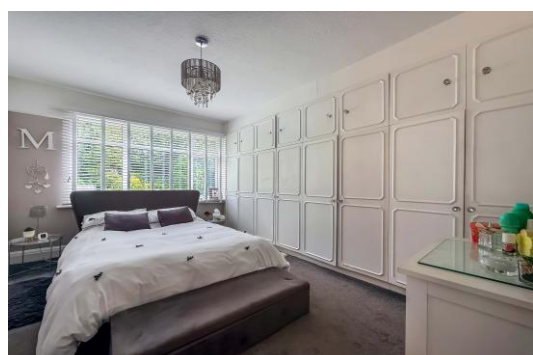
The landscaped gardens are simply breath-taking, show-stopping and incredibly rare to the market. A driveway provides off-road parking to the front with loose slate and AstroTurf borders complemented by ornamental plants, shrubs and trees. Secure gated side access leads to the rear garden and a detached garage/workshop measuring **18'8" x 9'6"**, complete with electric light and power supply. The magnificent rear garden enjoys a flagged patio with beautifully screened borders, an exceptional variety of mature plants, shrubs, specimen trees and conifers, an AstroTurf ease-of-maintenance lawn and, to top it all off, a private putting green for golf enthusiasts!

## 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.

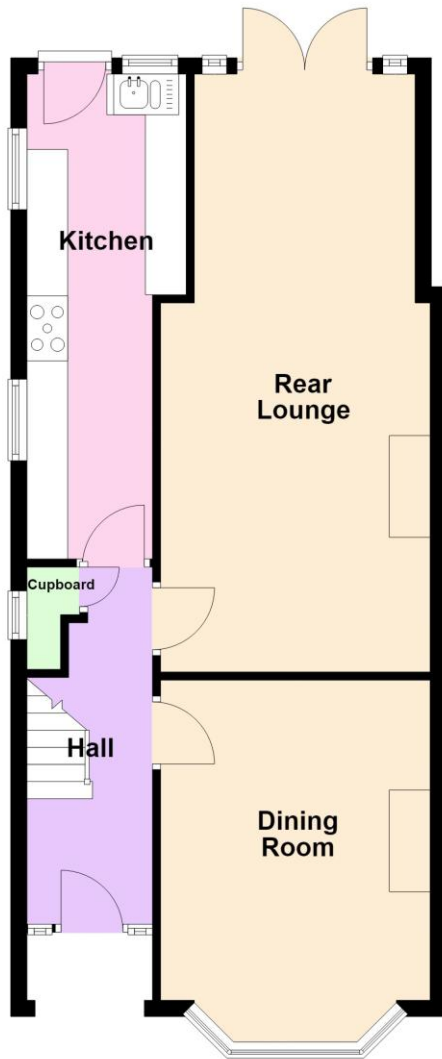
## Tenure

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



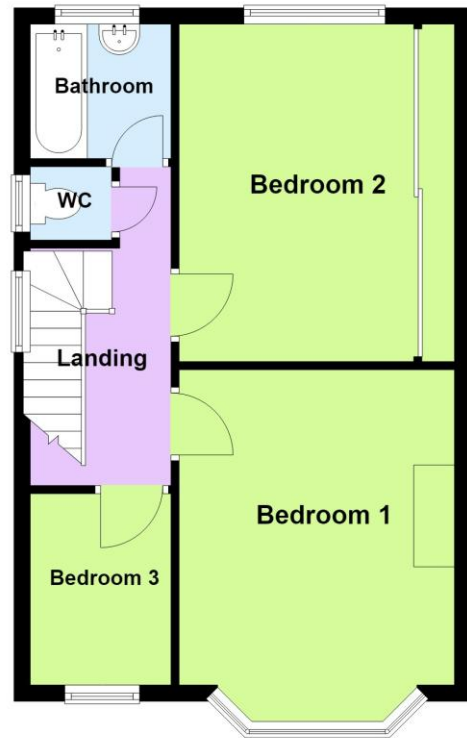
## Ground Floor

Approx. 56.1 sq. metres (604.4 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 98.8 sq. metres (1063.1 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.