Chris Tinsley



43 Bakers Lane, Churchtown
Southport, PR9 9RN, £450,000
'Subject to Contract'

Occupying a generous plot within the highly sought-after Churchtown area of Southport, this fabulous four-bedroom family home has been thoughtfully extended to provide exceptionally bright, airy and versatile living accommodation, beautifully complemented by attractive gardens and a superb garden room/home office. The accommodation is particularly well suited to modern family living, with two separate reception rooms providing comfortable and flexible spaces for relaxation and entertaining. Undoubtedly a standout feature is the impressive extended living/dining kitchen, beautifully designed to create a wonderful social hub at the heart of the home. Featuring a central island, comprehensive range of integrated appliances, extensive working surfaces and impressive bifold doors opening onto the rear garden, this fantastic space perfectly combines practicality with contemporary style. To the first floor are four well-proportioned bedrooms, complemented by an en suite shower room and a beautifully appointed family bathroom. Externally, the property continues to impress with generous gardens to both the front and rear, ample off-road parking and a particularly attractive, sunny rear garden. A fabulous garden room/home office provides excellent additional space, ideal for those working from home, hobbies or relaxation. The property enjoys a convenient position within walking distance of historic Churchtown Village, renowned for its charming character, independent shops, cafés, restaurants and traditional public houses. A number of highly regarded local schools, recreational facilities and community clubs are also conveniently accessible.

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

Side Entrance
Arched outer storm doors. Composite inner door with double glazed and leaded inserts.

Entrance Hall
LVT tile-effect flooring. Stairs to the first floor.

Lounge - 4.11m x 3.51m (13'6" x 11'6")
Upvc double glazed bay window overlooking the front garden.

Sitting Room - 4.27m x 3.45m (14'0" x 11'4")
Recess to chimney breast with electric, log-effect and flame fire. Upvc double glazed window.

Living/Dining Kitchen - 5.97m x 6.76m (19'7" reducing to 15'6" x 22'2" overall measurements)
A fantastic family living and dining space which has been thoughtfully extended. Briefly comprising; an island unit incorporating an inset 1 1/2 bowl stainless steel sink unit with mixer tap, base units, integrated dishwasher and working surfaces incorporating a breakfast bar. Further range of base units with cupboards and drawers, wall cupboards, tall wall cupboards, working surfaces and midway wall tiling. NEFF four-ring induction hob with cooker hood above, split-level NEFF fan-assisted oven and NEFF combination oven/microwave. Full-height larder cupboards, integrated fridge and freezer, wine fridge and integrated wine rack. Recessed spotlighting. Feature double glazed ceiling and four-panel bi-fold doors opening onto the rear garden.

Utility Room - 1.75m x 2.21m (5'9" x 7'3")
Plumbing for washing machine with working surfaces and wall cupboards. Wall-mounted 'Baxi' gas central heating boiler. Wash hand basin, low-level WC, extractor and spotlighting.

First Floor
Landing access to first-floor accommodation.

Bedroom 1 - 4.14m x 3.53m (13'7" into bay x 11'7")
Upvc double glazed bay window.

Bedroom 2 - 4.29m x 3.51m (14'1" x 11'6")
Upvc double glazed window.

Bedroom 3 - 3.02m x 3m (9'11" x 9'10")
Upvc double glazed window. Door to en suite.

Bedroom 4 - 2.69m x 3.07m (8'10" excluding door recess x 10'1")
Upvc double glazed window. Door to en suite.

En Suite Shower Room - 3.86m x 1.04m (12'8" x 3'5" overall measurements)
Shower enclosure with thermostatic handheld and rainfall shower heads. Vanity wash hand basin with cupboards below and low-level WC. Part-tiled walls and tiled floor. Tall chrome towel rail/radiator, extractor and recessed spotlighting.

Family Bathroom - 2.16m x 1.83m (7'1" x 6'0")
White suite comprising P-shaped panelled bath with shower screen, mixer tap and thermostatic handheld and rainfall shower heads. Vanity wash hand basin with drawers below and illuminated vanity mirror above. Low-level WC. Chrome towel rail/radiator. Upvc double glazed window, extractor and recessed spotlighting.

Outside
The property stands within generous gardens to the front and rear. The wide front garden is attractively planned with lawn, established borders and loose-stone off-road parking for several vehicles. The attractive rear garden enjoys a sunny aspect and is thoughtfully landscaped with paved seating areas, lawn, sleeper-edged flower beds, decorative pebbles, cobbles and inset planting. Raised decking provides a further outdoor seating and entertaining area.

Garden Room / Home Office - 5.13m x 1.93m (16'10" overall measurement x 6'4")
A fabulous garden room/home office featuring LVT flooring and three-panel bifold doors with integral blinds opening onto the rear garden. Stainless steel sink unit with mixer tap and base unit. Door to WC incorporating wash hand basin and low-level WC.

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 for the remainder of 999 years from 1 June 1933. This information is provided in good faith and should be verified by the purchaser's solicitor.







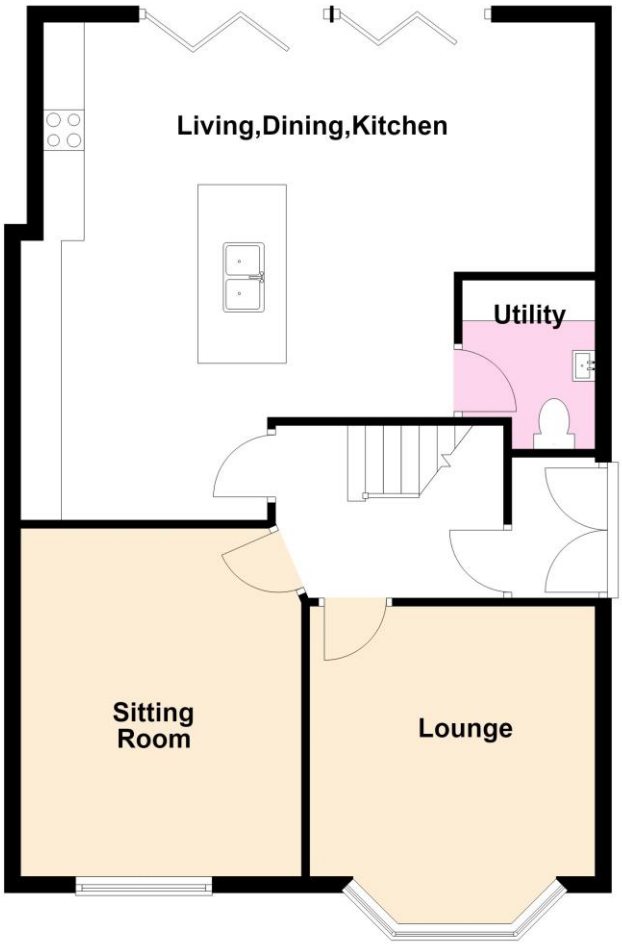






Ground Floor

Approx. 73.4 sq. metres (790.3 sq. feet)



First Floor

Approx. 64.1 sq. metres (690.4 sq. feet)



Total area: approx. 137.6 sq. metres (1480.7 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.