



25 Henley Drive, Southport, Merseyside. PR9 7JU

Offers in Region of £550,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

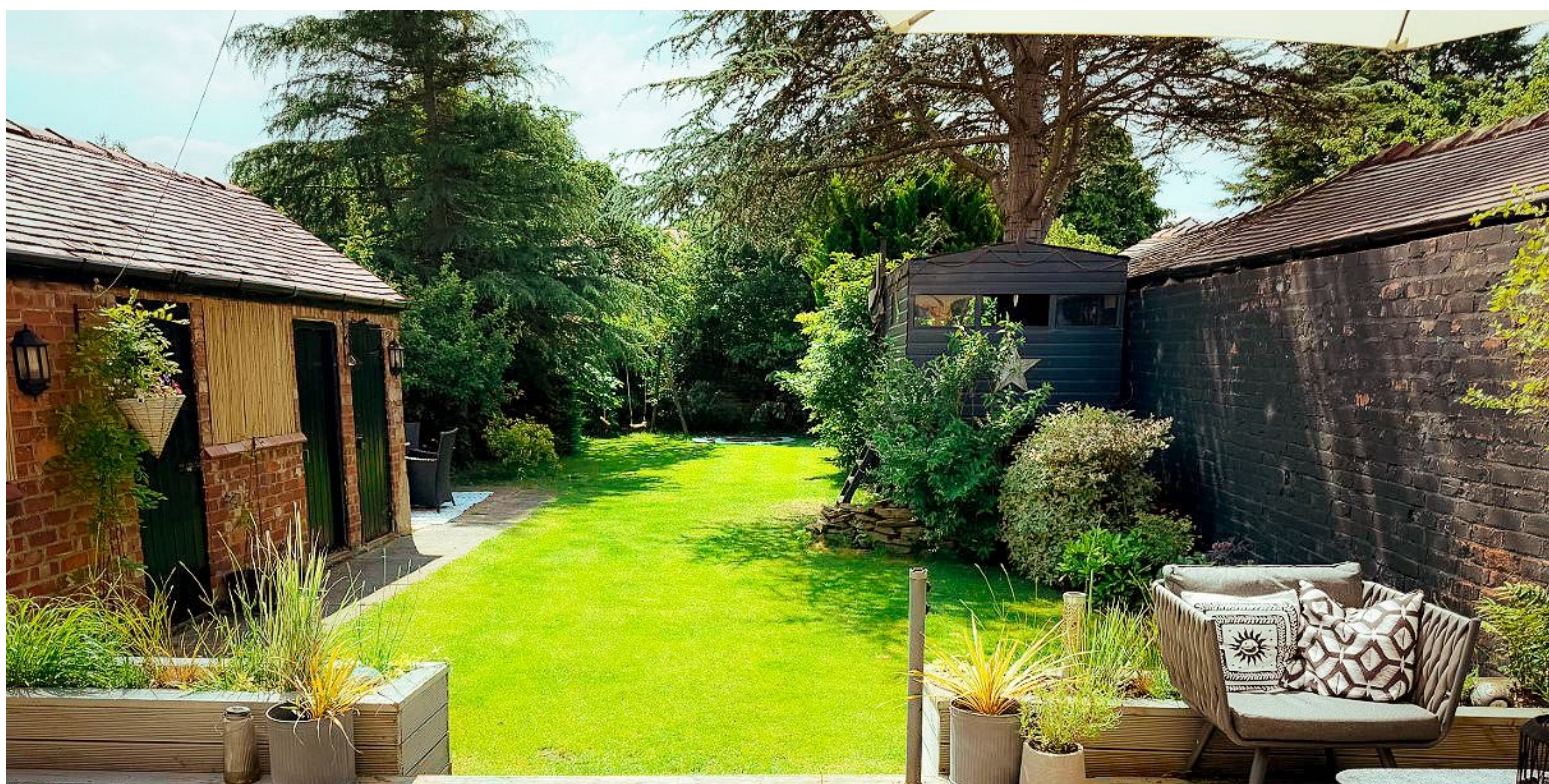
Colette Gunter Estate Agents are delighted to present to the market this stunning detached 1920's house which beautifully blends period features with modern enhancements. The traditional layout has been thoughtfully adapted to accommodate contemporary living and features include a fully modernised open-plan kitchen/dining room with centre island, integrated appliances, quartz working surfaces and bi-folding doors opening onto the southerly facing rear garden seamlessly merging indoor and outdoor spaces. Further features include a generous reception room which creates an airy and spacious atmosphere with rustic fireplace fitted with a log burning stove, family room, ground floor W.C. and utility room. The property boasts FIVE bedrooms spanning over two floors with a luxury family bathroom/shower room to the first floor and a luxury shower room to the second floor both combining contemporary design with subtle period details.

The property is set in meticulously landscaped gardens to front and rear, accessed via electrically controlled gates with driveway to the front which leads to a detached garage/out building. The generous southerly facing rear garden offers a blend of lush lawn with a modern decked terrace which is perfect for outdoor entertaining.

Situated in this much sought after cul-de-sac location which is convenient for numerous local amenities including local primary and secondary schools, transport links and Churchtown Village with its wide variety of trendy wine bars, restaurants, independent shops and Botanical Gardens. EARLY VIEWING ADVISED

FEATURES

- 1920'S DETACHED HOUSE
- PRIME SOUGHT AFTER CUL-DE-SAC LOCATION CLOSE TO CHURCHTOWN VILLAGE
- TWO RECEPTION ROOMS
- STUNNING KITCHEN WITH BUILT IN APPLIANCES OPEN TO DINING ROOM WITH BI-FOLDING DOORS TO REAR GARDEN
- UTILITY ROOM & GROUND FLOOR W.C.
- FIVE BEDROOMS
- FAMILY BATHROOM/SHOWER ROOM & SEPARATE SHOWER ROOM BOTH WITH PERIOD STYLE FEATURES
- DOUBLE GLAZING, GAS HEATING SYSTEM & CCTV
- 31FT LONG OUTBUILDING
- LARGE SOUTHERLY FACING REAR GARDEN & OFF ROAD PARKING ACCESSED VIA ELECTRICALLY CONTROLLED GATES



ROOM DESCRIPTIONS

Open Porch

Tiled Step.

Entrance Hall

Glazed door; U.P.V.C. framed double glazed window to side; stained grey exposed floorboards.

W.C.

3' 5" x 7' 3" (1.04m x 2.21m) Suite comprising low level W.C. with concealed cistern; inset wash hand basin; U.P.V.C. framed double glazed window to side with obscure glass.

Reception Room

14' 9" x 13' 4" (4.50m x 4.06m) U.P.V.C. framed double glazed splayed bay window to front; feature exposed brick fireplace fitted with log burning stove; exposed stained grey floorboards.

Breakfast Kitchen open to Dining Room

12' 2" x 19' 10" (3.71m x 6.05m) Superb range of shaker style base wall and drawer units; quartz working surfaces incorporating induction hob with tiled splash back; electric oven and microwave in housing unit; integrated refrigerator/freezer; centre island with moulded edge quartz worktop incorporating Smeg copper stainless steel inset sink with mixer tap; integrated dishwasher, wine cooler, base cupboards, shelving and breakfast bar; stained grey exposed floorboards; double glazed aluminium bi-folding doors to rear garden.

Family Room/Playroom

9' 9" x 9' 7" (2.97m x 2.92m) U.P.V.C. framed double glazed window to rear.

Utility Room

9' 9" x 5' 10" (2.97m x 1.78m) Large built in pantry; plumbing and space for automatic washing machine; space for tumble dryer; wall mounted gas heating boiler; drying rack; glazed window and door to side.

First Floor

Turned Staircase

U.P.V.C. framed double glazed window to side with obscure glass.

Landing

Bedroom No. 2

14' 0" x 11' 9" (4.27m x 3.58m) U.P.V.C. bay window to front; built in wardrobes to one.

Bedroom No. 3

12' 2" x 14' 2" (3.71m x 4.32m) U.P.V.C. framed double glazed box bay window to rear.

Bedroom No. 4

8' 9" x 9' 1" (2.67m x 2.77m) U.P.V.C. framed double glazed window to front.

Bedroom No. 5

8' 6" x 9' 0" (2.59m x 2.74m) U.P.V.C. framed double glazed window to rear.



ROOM DESCRIPTIONS

Luxury Bathroom/Shower Room

6' 5" x 9' 6" (1.96m x 2.90m) Victorian style suite comprising large walk in tiled shower compartment with mains fitment, fixed head and hand held shower attachment; freestanding claw foot bath with freestanding telephone style mixer tap and hand held shower attachment; inset wash hand basin in vanity unit with drawers below; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Separate W.C.

Low level W.C.; U.P.V.C. framed double glazed window to side with obscure glass.

Second Floor

Landing

Large walk-in storage cupboard.

Luxury Shower Room

7' 5" x 5' 9" (2.26m x 1.75m)

Primary Bedroom

11' 5" x 17' 4" (3.48m x 5.28m) U.P.V.C. framed double glazed window to side; large double glazed Velux window to rear; range of built in furniture to include fitted wardrobe and drawer units with vanity area.

Outside

Garage/Out Building

9' 3" x 31' 5" (2.82m x 9.58m) Double opening timber doors, power; light; gas supply; security system.

Log Store

Power and light.

Outside W.C.

Front Garden

Accessed via double opening wrought iron electrically controlled gates and laid to lawn with borders containing established shrubs and bushes, Indian stone paved driveway providing off road parking and double opening timber gates providing side access to garage.

Rear Garden

The stunning southerly facing rear garden has an extensive lawn with borders containing mature trees and established flowering shrubs and bushes with seating areas and raised decked patio area.

PLEASE NOTE

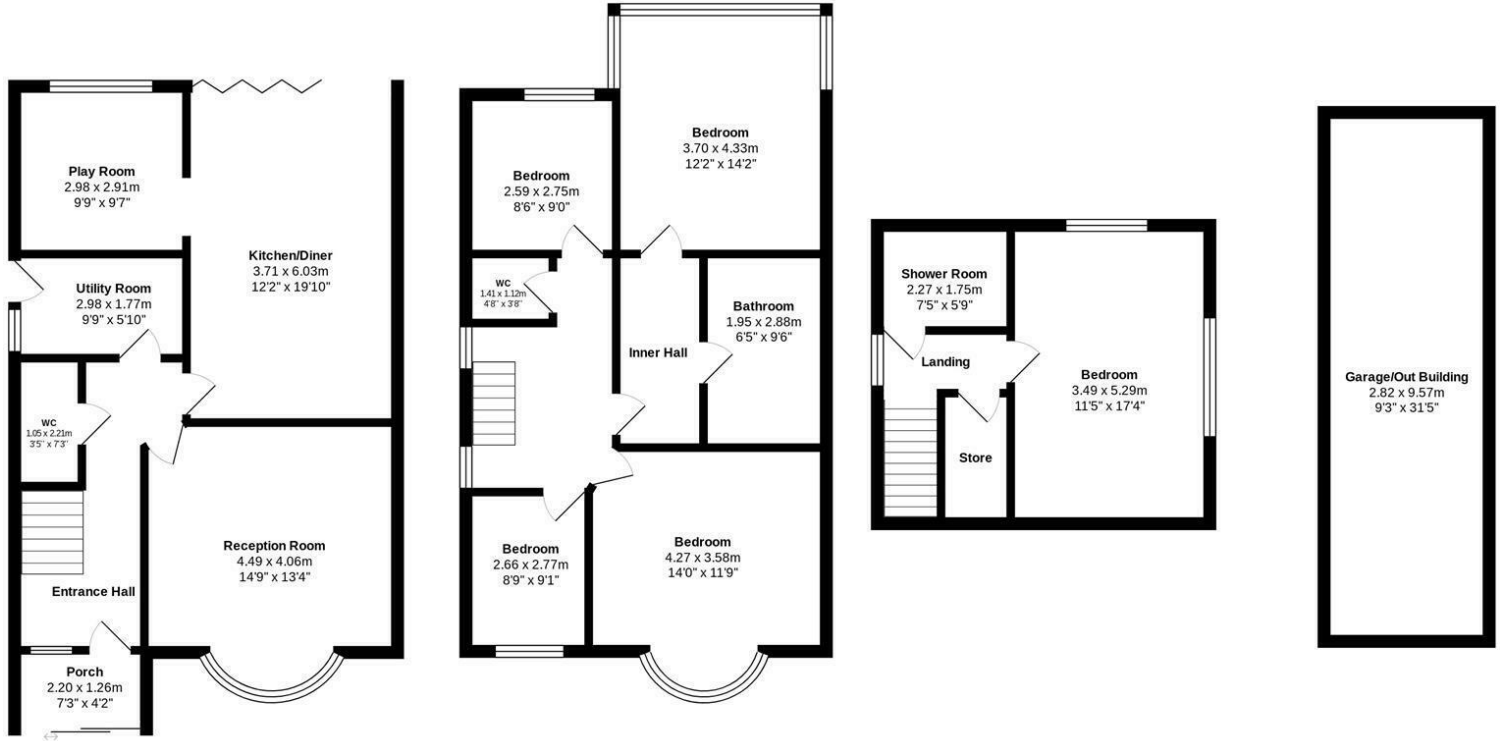
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Total Area: 205.2 m² ... 2209 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

