

**For Sale**

**Cambridge Road, Churchtown, PR9 9RZ**



**£640,000 - Available**

**6 bedroom Detached**

- ✓ **Detached '6' Double Bedrooms**
- ✓ **Close to Churchtown Village**
- ✓ **UPVC Glazed And Gas Central Heating**
- ✓ **Viewing Highly Recommended**
- ✓ **Superb Family Home**
- ✓ **Great Rear Sized Garden**
- ✓ **Original Features Throughout**
- ✓ **EPC Band Rating - 'D'**



## Description

Nestled in the heart of the picturesque village of Churchtown, Southport, this large detached house at 120 Cambridge Road offers an exciting opportunity. Currently divided into two residences, it provides the flexibility to either restore it to a magnificent single residence or maintain it as independent living for a relative.

Churchtown Village is renowned for its charm and character, boasting a delightful array of amenities just a stone's throw away. Stroll through the village and discover a quaint blend of traditional shops, inviting cafes, and cosy pubs, creating a warm and welcoming atmosphere for residents. Enjoy leisurely walks in the nearby Botanic Gardens, providing a serene escape amidst nature's beauty.

The downstairs residence features two spacious double bedrooms, a generously sized kitchen/diner, a comfortable lounge, dressing room, and a well-appointed bathroom. It also boasts a delightful decking area at the rear, with a convenient ramp providing access to the garden.

As you ascend to the upper residence through a separate entrance, you'll find a layout spread across two floors. This portion of the property comprises two expansive reception rooms, a functional kitchen, a bathroom, a convenient shower room, and an en suite bathroom, along with four more bedrooms to accommodate your family's needs.

Outside, the front exterior offers ample block-paved parking space for multiple vehicles, surrounded by mature shrubs and trees, creating an inviting atmosphere. Pathways on each side of the building lead to the rear garden, where you'll find a brick-built garage with double doors and a separate annex building equipped with a small kitchen area and a shower room, currently utilised as a gym. The outdoor space provides numerous seating areas where you can relax and appreciate the natural beauty of your surroundings.

Don't miss out on this exceptional property opportunity in the heart of Churchtown village. Contact Bailey Estates today at 01704 564163 to schedule a viewing and explore the endless possibilities this home offers. Embrace the village lifestyle and all it has to offer.

## Ground Floor

**Storm Porch - 4' 5" x 9' 5" (1.37m x 2.89m)** Serving as a welcoming entrance to the ground floor residence. It features a concrete-painted floor and painted brick walls, providing a sturdy and durable entrance space. To the side, there's a small cupboard housing the consumer units. Directly ahead stands a grand wooden door with original leaded window panes, adding a touch of character and charm to the entrance. This door leads you into the Entrance Hallway, setting the tone for the rest of the residence with its classic appeal.





**Entrance Hallway - 18' 10" x 10' 5" (5.76m x 3.2m)** (Maximum Dimensions) The L-shaped Entrance Hallway welcomes you with an abundance of original features, adding character and charm to the space. Adorned with decorative coving and a ceiling rose, the ceiling exudes timeless elegance, while a central ceiling light illuminates the area. A panelled radiator on the right-hand wall ensures warmth and comfort throughout. As you step further into the hallway, the first room you encounter is the Sitting Room, promising relaxation and comfort in a setting enriched with classic touches.



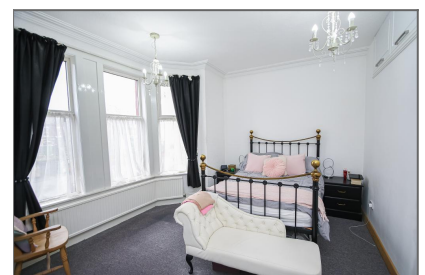
**Reception Lounge - 19' 0" x 14' 5" (5.8m x 4.4m)** The lounge has classic charm, offering a tranquil retreat for relaxation. A bay window at the front, fitted with uPVC windows, invites natural light into the room while providing a picturesque view of the front garden. A panelled radiator beneath the bay window ensures warmth and cosiness during colder months. Along the side wall, a tiled fireplace takes centre stage, complemented by an electric fire sitting on a hearth, perfect for creating a cosy ambience. Decorative coving along the high perimeter, paired with a ceiling rose and central ceiling light adds a touch of elegance to the space. Additionally, a panelled radiator at the rear aspect ensures comfortable temperatures throughout the room, making it an inviting space for relaxation and leisure.



**Kitchen - 14' 1" x 15' 1" (4.3m x 4.6m)** (Maximum dimensions) The L-shaped Kitchen offers ample storage with base and wall units and space for appliances like a standalone cooker, fridge freezer, washing machine, and dishwasher. A sink and a half with drainer sit beneath a uPVC window overlooking the garden. The Eco Elite boiler is housed in one of the units. Plenty of counter space, partially tiled walls, and tall built-in cupboard space enhance functionality. A panelled radiator ensures comfort, and a smaller uPVC window and door lead to a decking area with a garden view and ramp access.



**Bedroom 1 - 15' 8" x 12' 5" (4.8m x 3.81m)** Bedroom 1 offers a tranquil retreat with its bay window overlooking the rear garden, providing uninterrupted views of the natural surroundings. A panelled radiator beneath the bay window ensures warmth and comfort, making it an inviting space year-round. Shelves flanking the chimney breast offer convenient storage or display space for personal belongings. Additionally, a picture rail adds character to the room while providing a practical solution for hanging artwork or photographs. Completing the room's charm is a ceiling rose with a central light fixture, illuminating the space with a warm and welcoming ambience.



**Bedroom 2 - 16' 6" x 14' 1" (5.05m x 4.3m)** Bedroom 2 offers a spacious and inviting retreat, featuring twin large uPVC windows that flood the room with natural light and provide a charming view of the front garden. A panelled radiator beneath the windows ensures warmth and comfort during colder months. The room is adorned with decorative coving along the high perimeter, adding a touch of elegance to the space, while a central ceiling light fixture provides ample illumination. Notably, Bedroom 2 boasts a full suite of built-in wardrobes with cupboards above, offering plenty of storage space for clothing, accessories, and personal belongings, along with ample hanging space and shelves within,

ensuring organisation and functionality.

**Dressing Room - 5' 10" x 8' 10" (1.8m x 2.7m)** The Dressing Room features a uPVC window with a patterned and frosted design, providing privacy while allowing natural light to filter in from the side aspect. A central ceiling light illuminates the space. Built-in storage cupboards offer ample space to organise clothing and accessories, ensuring a clutter-free environment. A panelled radiator at the rear aspect provides warmth and comfort. With its convenient location leading directly into the bathroom, this room is ideally suited to serve as the perfect dressing room, offering both functionality and privacy.

**Bathroom - 7' 10" x 8' 0" (2.4m x 2.45m)** The Bathroom features a comprehensive four-piece suite, comprising a bath, toilet, wall-mounted sink, and a spacious walk-in shower area, providing both convenience and luxury. Natural light streams in through the uPVC patterned and frosted window at the rear aspect, ensuring privacy while brightening the space. Fully tiled walls and vinyl flooring throughout create a clean and modern aesthetic, while also offering easy maintenance. A panelled radiator at the front aspect ensures warmth and comfort, completing the functional design of this bathroom.

### First Floor

**Entrance Hallway - 7' 8" x 21' 5" (2.35m x 6.55m)** Step into this inviting Main Entrance Hallway, where a wooden front door with a stained glazed and leaded insert at the top welcomes you with classic elegance. The space is adorned with decorative coving along its high perimeter, a charming dado rail at mid-height, and a central ceiling light that bathes the area in warm illumination.

**Bathroom - 7' 10" x 8' 0" (2.4m x 2.45m)** The bathroom suite offers comfort and functionality with a fitted bath, a low-level dual-flush toilet, and a pedestal sink. Natural light streams in through the uPVC patterned window at the rear, enhancing the space. A corner double-height cupboard provides ample storage, while vinyl flooring ensures ease of maintenance. A central light fixture complements the fully tiled walls, creating a bright and welcoming atmosphere.

**Kitchen - 7' 8" x 15' 6" (2.37m x 4.74m)** The kitchen boasts a well-appointed layout, featuring a generous range of base units and wall units that ensure ample storage for your culinary needs. It's equipped with the necessary space and services for a large American Fridge Freezer, making meal preparation and storage a breeze. Additionally, a single-sized wine cooler adds a touch of luxury to your entertaining needs. There's also provision for freestanding appliances, including an oven, dishwasher, and washing machine. The kitchen is complete with a convenient sink and a half stainless steel sink and drainer, while a uPVC window offers unrestricted views of the rear garden, infusing the space with natural light. To the side, you'll find plenty of fitted storage, ensuring an organised and efficient kitchen setup.

**Bedroom 3 - 11' 7" x 14' 5" (3.55m x 4.4m)** Bedroom 3 offers a comfortable living space, generously sized as a good-size double bedroom. The bay window features uPVC windows to the front, allowing natural light to flood the room and a panelled radiator beneath for warmth. The high perimeter boasts decorative coving, adding a touch of elegance to the space. Twin decorative ceiling lights create a warm ambience. Notably, this room is complemented by a lovely Ensuite Shower Room, providing added convenience and privacy for occupants.

**Ensuite Shower Room - 4' 7" x 10' 7" (1.4m x 3.23m)** Step into this modern Ensuite Shower Room, where convenience meets contemporary style. It features a low-level dual flush toilet, a double-length his and hers wall-mounted sink with a convenient drawer below, and a spacious walk-in shower. Recessed lighting in the ceiling provides a sleek and efficient illumination scheme, while decorative coving adds a touch of sophistication. The space boasts fully tiled floors and walls for a clean and polished look, and a wall-mounted towel radiator ensures you're always greeted with warm and fluffy towels.

**Dressing Room - 15' 3" x 6' 4" (4.65m x 1.95m)** The Dressing Room is a functional and organised space with uPVC windows overlooking the front garden, inviting natural light to illuminate the area. It offers a great range of storage solutions, including ample space for hanging clothes and shelving to keep your wardrobe well-organised. Additionally, there is a

dedicated dressing table with shelving and overhead storage, making it easy to prepare for any occasion. This room combines practicality and convenience, ensuring that your daily routines are a breeze.

**Lounge - 16' 0" x 14' 5" (4.9m x 4.4m)** (Maximum Dimensions) This is a charming sitting room that offers a delightful view of the rear garden through its floor-to-ceiling windows and doors, inviting the outdoors in. The space is adorned with elegant coving along its high perimeter, adding a touch of sophistication to the ambience. Twin modern long-length radiators on the side wall ensure your comfort and a central ceiling light creates a warm and inviting atmosphere. This room provides the perfect setting for relaxation and enjoying the beauty of the garden beyond.

**Front Lounge - 19' 0" x 14' 3" (5.8m x 4.35m)** Exuding modern comfort and style and featuring a sleek electric fire built into the side wall, perfect for creating a cosy atmosphere. The bay window is a focal point, adorned with uPVC windows equipped with built-in blinds, allowing you to control the natural light streaming into the room. Twin ceiling roses with twin central lights add an elegant touch to the decor, illuminating the space beautifully. To the right-hand side, you'll find a large panelled area that enhances the room's visual appeal, making it an inviting space for relaxation and entertainment.

## Second Floor

**Half landing - 5' 10" x 21' 3" (1.8m x 6.5m)** As you ascend the stairs, you'll be greeted by a half landing adorned with a beautiful wooden bannister and a dado rail at mid-height, adding a touch of classic elegance to the space. The landing features a wooden patterned window, allowing natural light to gently filter in, creating a warm and inviting atmosphere. Off this landing, you'll find a convenient shower room, ensuring that your needs for comfort and convenience are met seamlessly in this well-designed home.

**Shower Room - 7' 10" x 7' 10" (2.4m x 2.41m)** The Shower Room is a modern and functional space, thoughtfully designed for your comfort. It features a built-in toilet and sink unit with convenient drawer storage solutions, ensuring ample space for your essentials. The large walk-in shower adds a touch of luxury to your daily routine, while a modern column radiator provides efficient heating. The room is finished with luxury vinyl flooring, fully tiled walls for easy maintenance, and recessed lighting in the ceiling for a sleek ambience. Additionally, the Baxi boiler is neatly housed in this room, and a uPVC patterned and frosted window at the rear ensures privacy and natural light.

**Bedroom 4 - 9' 10" x 12' 4" (3.01m x 3.76m)** Bedroom 4, located on the upper floor, offers a spacious and comfortable living space. As you ascend a further set of stairs to Bedroom 2, you'll find this room to be generously sized. It features a uPVC window on the side, allowing natural light to gently illuminate the space. A single ceiling light provides adequate illumination, and a panelled radiator at the rear ensures a cosy atmosphere. This room offers a peaceful retreat for occupants, perfect for relaxation or as a versatile space to suit your needs.

**Bedroom 5 - 17' 0" x 10' 2" (5.2m x 3.1m)** Bedroom 5, currently utilised as a second-floor lounge, offers versatility and comfort. The room boasts a large picture window at the front, providing stunning, unrestricted views of the front garden and infusing the space with natural light. This double-sized bedroom also features the convenience of built-in wardrobes, ensuring ample storage for your belongings. A panel radiator on the side ensures a comfortable temperature, while a central ceiling light adds to the room's overall brightness. Whether used as a bedroom or a lounge, this space offers relaxation and tranquillity with a view.

**Bedroom 6 - 18' 4" x 14' 5" (5.61m x 4.41m)** Bedroom 6 offers a spacious and comfortable living space, perfect as a good-sized double bedroom. It is generously illuminated by twin Velux skylights and a uPVC window on the side, creating a bright and inviting atmosphere. A panelled radiator to the side ensures warmth and comfort. Recessed lighting in the ceiling adds a modern touch, completing the room with a sleek and practical lighting solution. This room provides a tranquil and cosy retreat for occupants.

**Storage Room -** Under eaves yet plentiful storage.

## Exterior

**Rear Exterior** - The Rear Exterior of this property is a spacious retreat that combines natural beauty and practical features. The large rear garden is adorned with artificial turf for easy maintenance, while borders filled with mature trees and shrubs create a tranquil and private atmosphere. A charming crazy-paved area at the rear of the garden provides the perfect spot for outdoor seating and enjoys the soothing presence of a water feature.

On the opposite side of the garden, to the right-hand side, you'll find a single-car garage with double wooden doors and a wooden window to the side. Adjacent to the garage is a welcoming decking area, ideal for additional outdoor seating and gatherings. On the opposite side to the the garage, there is a separate annex building, complete with a small kitchen area and a shower room. This versatile space is currently utilised as a gym, offering endless possibilities for your needs.

For accessibility, there's a small deck with a ramp at the immediate rear of the house, providing wheelchair access to the ground floor flat. From there, a set of wrought iron steps leads up to the front door of the main residence on the first floor, ensuring convenience and ease of entry. This outdoor space, including the annexe, offers versatility and a perfect blend of comfort and functionality.

**Outdoor building - 11' 9" x 9' 6" (3.6m x 2.9m)** The annexe is a versatile outdoor building currently serving as an outdoor gym, providing a dedicated space for fitness and leisure activities. To the rear of the annexe, a uPVC leaded window is fitted, complete with a convenient cat flap, offering a view of the garden and ensuring that your furry companions can access the space freely.

On the side of the annexe, you'll find another uPVC window and a door, allowing easy access to the gym area. Recessed lighting in the ceiling provides efficient illumination, creating a well-lit and inviting atmosphere. The annexe is finished with vinyl padded flooring, ensuring comfort during workouts and making it a versatile space for various activities. Whether you're looking for a gym, hobby room, or additional storage, this annexe offers flexibility and functionality.

**Front Exterior** - The Front Exterior of this property presents a welcoming and practical entrance. A drive-in and drive-out driveway, predominantly paved and crazy-paved, offers convenience and ample parking space for multiple vehicles. Mature trees and shrubs are bordering the driveway, adding natural beauty to the surroundings. The paving extends along the side of the property to a wooden gate that provides access to the rear garden. On the opposite side, a gate and front door lead to the upstairs property. The entrance to the ground floor residence is marked by a set of wooden doors adorned with leaded and frosted window panes, adding a touch of charm to the facade.

## Floorplans



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax Banding - C  
Local Authority - Sefton Council

Tenure: Freehold

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.