

For Sale

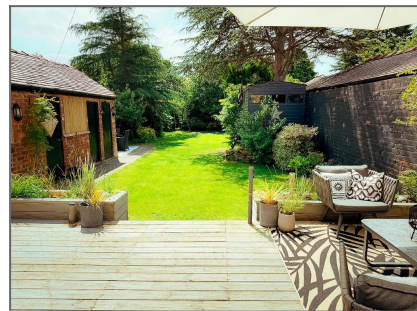
Henley Drive, Churchtown, PR9 7JU



Offers in Excess of £535,000 - Available

5 bedroom Detached

- ✓ **Five Bedroom Detached**
- ✓ **Close to Churchtown Village**
- ✓ **Family Bathroom & Shower Room**
- ✓ **Gated Private Off Road Parking**
- ✓ **EPC Band Rating C**
- ✓ **Beautifully Presented**
- ✓ **Stunning Open Plan Kitchen/Dining Room**
- ✓ **Expansive South Facing Rear Garden**
- ✓ **Utility Room & Downstairs WC**



Bailey Estates

RESIDENTIAL SALES & LETTINGS

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'Nigel Bailey Estates Limited'

Description

Bailey Estates are thrilled to present this exceptional five-bedroom detached 1920s residence perfectly combining period charm with contemporary upgrades. Located on the highly desirable Henley Road in the picturesque Churchtown Village, this home enjoys a tranquil cul-de-sac setting, surrounded by an array of stylish wine bars, renowned restaurants, and boutique shops. The historic Botanical Gardens are just a stroll away, enhancing the serene village atmosphere. This beautiful location also offers easy access to excellent local schools, convenient transport links, and a vibrant community vibe, making it a perfect spot for family living.

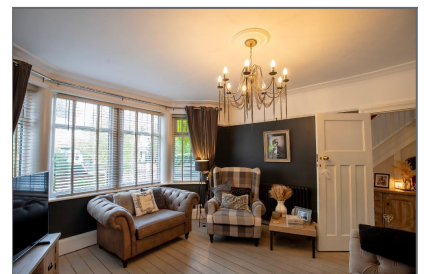
The home's traditional layout has been thoughtfully reimagined to suit modern lifestyles. At its heart lies a stunning open-plan kitchen and dining area, featuring a centre island, integrated appliances, and luxurious quartz countertops. Bi-folding doors open onto the sun-soaked southerly rear garden, creating a seamless flow between indoor and outdoor spaces. The kitchen is designed with Shaker-style cabinetry, an induction hob with tiled splashback, and a built-in oven and microwave. The centre island, topped with a moulded-edge quartz surface, includes a Smeg copper sink, integrated dishwasher, wine cooler, and breakfast bar, all set against beautifully stained grey floorboards.

The generously sized reception room offers a bright and airy atmosphere, complete with a rustic fireplace and log-burning stove. Additional ground-floor features include a cosy family room, a practical utility room, and a ground-floor W.C.

The first floor boasts four generously sized bedrooms, each offering ample space and natural light. One of the front-facing bedrooms features a striking large bay window, complete with fitted wardrobes, while one of the rear bedrooms enjoys a charming square-style bay window overlooking the garden.

The highlight of this floor is the luxurious family bathroom, designed in an elegant Victorian style. It includes a large walk-in tiled shower with a mains-fed system, featuring both a fixed rainfall showerhead and a handheld attachment. The freestanding clawfoot bath serves as the centrepiece, accompanied by a traditional telephone-style mixer tap and handheld shower. A stylish vanity unit with an inset washbasin provides practical storage with drawers below, enhancing the period charm of this beautiful bathroom.

The second floor is home to a stunning master bedroom, illuminated by a large rear-facing double-glazed Velux window. This spacious room includes a range of built-in furniture, featuring fitted wardrobes, drawer units, and a dedicated vanity area. Additionally, this floor offers a generous eaves storage area, which could be easily transformed into a walk-in wardrobe or used for ample storage. A well-appointed shower room completes this level, featuring a sleek suite with a W.C., washbasin, and a walk-in shower cubicle.



The property is set within meticulously landscaped gardens to both the front and rear. The front garden is accessed through electrically controlled gates, with a side gate and driveway leading to a detached garage/outbuilding.

The generous, southerly-facing rear garden is a perfect family haven, offering a seamless blend of lush lawn and a modern decked terrace; ideal for outdoor entertaining. The expansive lawn provides plenty of space for children to play and is equipped with a fabulous treehouse, while the decked area offers an inviting space for alfresco dining and hosting gatherings.

This home is perfect for families, situated in a highly sought-after residential area. Early viewing is highly recommended; call Bailey Estates today on 01704 564163!

Location

Leaving Bailey Estates office, head south on Liverpool Road towards Crosby Road, at the traffic lights turn left onto Eastbourne Road, continuing for approximately 1.9 miles.

At the traffic lights with the shell garage, turn right onto Roe Lane, continue here for approximately half a mile, then turn left onto Hesketh Drive. Take the second left off Hesketh Drive onto Henley Drive where the property will be on your left.

Ground Floor

Entrance Hall - 14' 4" x 7' 4" (4.37m x 2.24m) (maximum measurement)

Living Room - 14' 1" x 13' 6" (4.31m x 4.12m)

WC - 6' 7" x 3' 3" (2.02m x 1.01m)

Utility Room - 7' 2" x 5' 9" (2.19m x 1.77m)

Play Room - 9' 1" x 8' 10" (2.78m x 2.7m)

Kitchen/Dining Room - 19' 2" x 10' 10" (5.86m x 3.31m)

First Floor

Landing - 7' 4" x 8' 11" (2.26m x 2.72m)

Bedroom 1 - 8' 10" x 8' 9" (2.7m x 2.68m)

Bedroom 2 - 12' 1" x 11' 10" (3.7m x 3.61m)

Bathroom - 9' 2" x 6' 9" (2.81m x 2.08m)

Inner Landing - 5' 8" x 2' 7" (1.74m x 0.81m)

Bedroom 3 - 14' 7" x 11' 10" (4.47m x 3.61m)



Bedroom 4 - 8' 10" x 7' 8" (2.7m x 2.35m)

WC - 4' 9" x 3' 9" (1.46m x 1.16m)

Second Floor

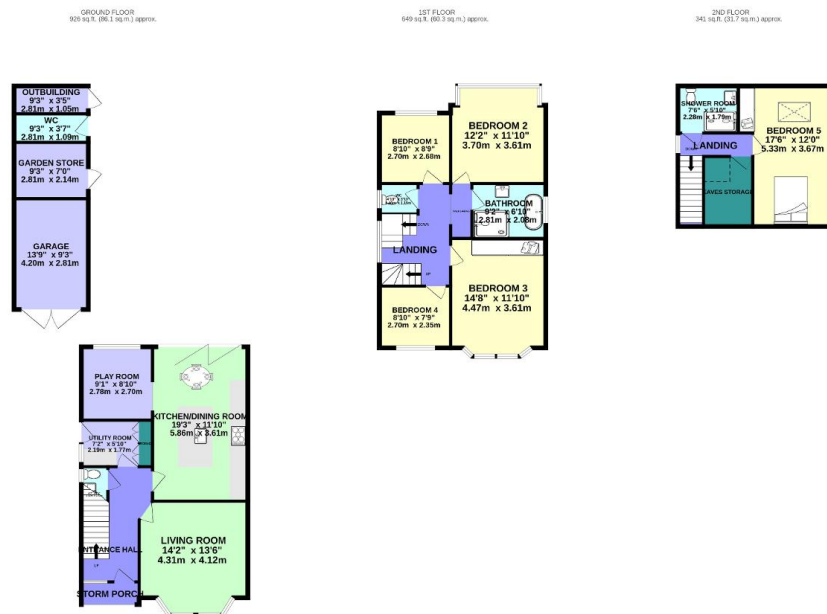
Landing - 9' 3" x 2' 5" (2.84m x 0.75m)

Shower Room - 7' 5" x 5' 10" (2.28m x 1.79m)

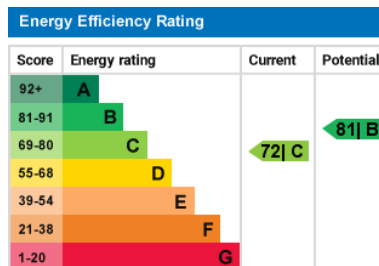
Eaves Storage - 9' 2" x 9' 1" (2.8m x 2.78m) (maximum measurement)

Bedroom 5 - 17' 5" x 12' 0" (5.33m x 3.67m)

Floorplans



TOTAL FLOOR AREA: 1916 sq.ft. (178.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 6/2024



Additional Information

Council Tax Band E
Local Authority Sefton

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.