



Park Road, Hesketh Park,  
Southport, PR9



**£169,950**

- NO ONWARD CHAIN
- Ground Floor Apartment
- Master Bedroom with En-Suite
- Hesketh Park Location
- Private Off-Street Parking
- Two Double Bedrooms
- Leasehold
- EPC rating C



**SOLD WITH NO ONWARD CHAIN – Spacious modern ground floor apartment with two double bedrooms, located in the popular Hesketh Park area!**

Situated on the ground of this modern and well-maintained development, the apartment is easily accessible and offers a great prospect to those looking to downsize or relocate!

Internally the property briefly comprises of; entrance hallway, lounge, kitchen, master bedroom with en-suite and walk-in wardrobe, second double bedroom and a family bathroom.

Externally there is the benefit of private parking to the front of the building and a communal garden to the rear, both of which can be privately accessed from the apartment itself.

## Communal Entrance

Secure communal entrance with intercom system.

## Entrance Hallway

Well-sized central hallway with tiled flooring. Access to all rooms and a fitted store cupboard.

## Lounge 4.49m x 6.16m (14'8" x 20'2")

The spacious lounge offers a great living area, with French doors opening to the front exterior of the building, providing a private entrance to the apartment.

## Kitchen 2.37m x 3.57m (7'10" x 11'8")

A good range of cabinet units, incorporate; electric single oven, gas hob with extractor hood over, stainless steel drainer sink unit, plumbing for washing machine and space for free-standing fridge-freezer.

Further features tiled flooring, part-tiled walls and a window to the rear aspect.

## Bedroom 1 3.04m x 4.12m (10'0" x 13'6")

The master bedroom benefits from a walk-in wardrobe with plentiful space and an en-suite shower room. Additionally there are French doors to the rear aspect which open out to the communal lawned garden.

## En-Suite 2.50m x 2.33m (8'2" x 7'7")

The three-piece en-suite comprises of; shower cubicle, pedestal sink unit and WC. Finished with fully tiled walls and an obscured window to the rear aspect.

## Bedroom 2 5.35m x 2.66m (17'7" x 8'8")

Double bedroom with window to the rear aspect.

## Bathroom 2.76m x 2.36m (9'1" x 7'8")

Off the hallway is a three-piece family bathroom, comprising of; panelled bath with shower over, pedestal sink unit and WC. Finished with fully tiled walls.

## Additional Information

We have been informed of the following lease details and charges:

- Service Charge:
- Ground Rent:
- Lease Term:
- Management Company:

Externally the property benefits from an allocated parking space and access to the well-maintained communal garden.

## DISCLAIMER

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



GROUND FLOOR  
964 sq.ft. (89.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com