



**35 Silverdale
Hesketh Bank PR4 6RZ
£325,000
Subject to Contract**

Bungalows in this particular cul de sac are very rare to market, its picturesque location provides convenient access to nearby Tarleton Village and the A565 & A59 commuter links. The well presented accommodation offers through lounge to dining room with access to both conservatory and kitchen, perfect for entertaining. There are three bedrooms, bathroom and en-suite to the master. The gardens are a particular feature, well established with adjoining garage and off road parking for numerous vehicles.

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Southport's Estate Agent

Entrance Hall

Glazed entrance door, double glazed side window, woodgrain laminate flooring. Access to loft, built in cupboard housing wall mounted 'Baxi' central heating boiler.

Lounge/Dining Room

23'8" x 11'6", 7.21m x 3.51m

Upvc double glazed window to front, coal effect electric fire with marble interior, hearth and stone style fire surround. Open plan with dining area, ideal for entertaining, with glazed double doors leading to kitchen and further glazed double doors to....

Conservatory

9'5" x 12'8", 2.87m x 3.86m

Upvc double glazed sliding patio door and windows to enclosed garden, centrally heated with ceiling fan and light.

Kitchen

12'1" x 9'4", 3.68m x 2.84m

Double glazed door to rear with further window overlooking gardens. A range of base units with cupboards and drawers, wall cupboards, glazed china cupboards and working surfaces. 1 1/2 bowls ink unit with mixer tap and drainer, partial wall tiling and tiled flooring. Appliances include four ring gas hob with electric oven and grill, space for fridge freezer and plumbing for washing machine.

Bedroom 1

12'1" excluding entry door recess x 12'8", 3.68m excluding entry door recess x 3.86m

Upvc double glazed windows to front and side. Door to....

En Suite Shower Room/Wc

4'7" x 7'10" into shower recess, 1.40m x 2.39m into shower recess

Upvc double glazed window, three piece suite with low level Wc, pedestal wash hand basin, step in shoe enclosure with partial wall tiling, 'Triton' electric shower unit and folding shower door.

Bedroom 2

9'5" x 11'1", 2.87m x 3.38m

Upvc double glazed windows overlooking gardens to the rear, wood grain laminate flooring.

Bedroom 3

8'3" x 8'2", 2.51m x 2.49m

Upvc double glazed window.

Bathroom

7'11" x 6'10", 2.41m x 2.08m

Upvc double glazed window, three-piece suite with low-level Wc pedestal wash hand basin and panelled bath with mixer tap and telephone style shower attachment. Mid way wall tiling and extractor.

Outside

Well-tended gardens comprising of established plants and shrubs and trees, lawn and driveway to the front provides off road parking for numerous vehicles and is situated at the head of a cul de sac leading to a garage measuring 7'11" x 9'8" overall measurements with up and over door, electric light and power supply. The established rear garden is not directly overlooked with flagged patio and lawn, external water tap and further borders with plants, shrubs and trees.

Council Tax

West Lancashire Council, council tax band E.

Tenure

The tenure of the property is Freehold.



Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
			85
		67	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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