



**9, Park Avenue, Hesketh Park,
Southport, PR9 9LS
£430,000 Subject to Contract**

This detached family house offers deceptively spacious accommodation installed with gas central heating and Upvc double glazing. This accommodation briefly includes; entrance hall, with cloakroom, lounge, dining room, dining kitchen, utility room with four double bedrooms a bathroom and shower room to the first floor. Established gardens adjoin the property, with the attractive rear garden having lawn, borders, patio and an integral garage. The property is situated in a popular and established location convenient for nearby facilities at Hesketh Park and Churchtown Village and with further amenities at Southport Town Centre. The property would benefit from some modernisation and offer excellent potential for the imaginative buyer.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Enclosed Vestibule

Part glazed outer door, tiled floor, glazed inner door to entrance hall.
Courtesy door to garage.

Entrance Hall

Open riser 'ranch' style staircase to the first floor.

Cloakroom - 1.91m x 1.22m (6'3" x 4'0")

Low level WC, wash hand basin. Upvc double glazed window.

Lounge - 4.22m x 6.05m (13'10" x 19'10")

Wide double glazed patio door and side screen leading to the rear garden.

Dining Room - 3.91m x 3.35m (12'10" x 11'0")

Upvc double glazed window.

Kitchen/Breakfast Room - 4.19m x 3m (13'9" x 9'10")

Upvc double glazed window overlooking the rear garden with a single drainer stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces. Four ring gas hob with grill above. Split level gas oven. Tiled walls and floor.

Utility Room - 1.93m x 2.57m (6'4" x 8'5")

Upvc double glazed window and side door single drainer stainless steel sink unit base units. Plumbing for washing machine. Floor standing 'Glow Worm' gas central heating boiler.

First Floor Landing

Airing Cupboard with hot water cylinder.

Bedroom 1 - 4.29m x 4.04m (14'1" x 13'3")

Upvc double glazed window. Built in wardrobes.

Bedroom 2 - 3.56m x 4.09m (11'8" x 13'5")

Upvc double glazed window, built in wardrobes.

Bedroom 3 - 3.53m x 4.27m (11'7" x 14'0")

Upvc double glazed window, built in wardrobes

Bedroom 4 - 3.86m x 3.35m (12'8" x 11'0" overall measurement)

Upvc double glazed window

Bathroom - 2.51m x 2.92m (8'3" x 9'7")

Coloured suite, full wall tiling, twin grip panelled bath, wash hand basin, bidet, low level WC. Upvc double glazed window.

Shower Room - 2.54m x 1.47m (8'4" x 4'10")

Shower enclosure with 'Mira' shower, pedestal wash hand basin, tiled walls. Upvc double glazed window

Outside

Adjoining garage measuring 19'4" excluding recess x 17'5" with electric double up and over door and internal courtesy door. Established gardens to both front and rear, the mature rear garden is well screened by walls and shrubs, having mature trees, shrubs, lawn, borders, patio and external tap.

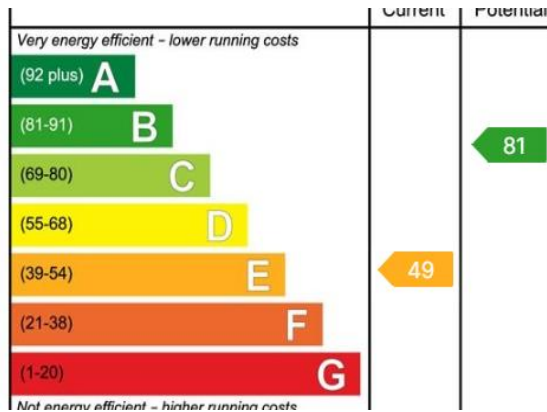
Council Tax

The council tax for the property is Sefton MBC band G

Tenure

The tenure of the property is Freehold.





Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.