



30 Rookery Road, Hesketh Park, Southport, PR9 7JQ

£387,950

Subject to Contract

This semi detached family house is situated in a popular much sought after residential location, Rookery Road is a popular road off Hesketh Drive and overlooks the Rookery playing fields. The centrally heated and double glazed accommodation briefly includes; an entrance hall, front lounge, rear lounge, and extended dining kitchen with four bedrooms and a bathroom to the first floor. There are gardens to both front and rear, parking and a garage. This popular location is convenient for a small range of shops on Hesketh Drive further facilities are at Churchtown Village which includes shops, restaurants and wine bars together with primary, secondary schools and The Botanic Gardens.

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Southport's Estate Agent

Enclosed Vestibule

Upvc double glazed double outer storm doors. Inner door with stained glass and leaded insert and matching side window.

Entrance Hall

Stripped pine internal woodwork including space panelling, plate rail, architraves. Stripped staircase to the first floor. Storage cupboard below stairs.

Lounge - 4.44m x 3.99m (14'7" into bay x 13'1")

Upvc double glazed bay window with leaded transoms, living flame, coal effect gas fire and attractive surround, wall light points.

Rear Lounge/ Dining Room - 3.94m x 3.66m (12'11" x 12'0")

Upvc double glazed double doors to the rear garden. Opening to...

Kitchen/Diner - 6.3m x 2.84m (20'8" x 9'4")

Upvc double glazed windows to the rear and side, Upvc double glazed side door. Single drainer stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards, working surfaces, four ring gas hob with cooker hood above and split level electric oven. Plumbing for washing machine and dishwasher, wall-mounted gas central heating boiler.

First Floor Landing

Bedroom 1 - 4.44m x 2.82m (14'7" x 9'3")

Upvc double glazed window overlooking the 'Rookery'. A range of built in wardrobes, drawer units and overhead storage cupboards to one wall

Bedroom 2 - 4.01m x 3.66m (13'2" x 12'0")

Upvc double glazed window.

Bedroom 3 - 2.72m x 2.77m (8'11" x 9'1")

Upvc double glazed window overlooking the 'Rookery'.

Bedroom 4 - 2.84m x 2.74m (9'4" x 9'0")

Upvc double glazed window.

Bathroom - 1.83m x 3.25m (6'0" x 10'8")

Upvc double glazed window. Panelled bath with mixer tap and hand held shower, sink unit with cupboard below, low level Wc, corner entry shower enclosure with thermostatic shower. Towel rail/radiator, tiled walls, extractor, recessed spotlighting.

Outside

Established gardens to the front and rear, with the front garden having two Cherry Blossom trees, borders and rockery stocked with a range of shrubs and plants. Block paved car parking for several vehicles and continued at the side which leads to a garage at the rear measuring 13' x 9' and a further section measuring 12' x 9'. The rear garden is a good size having a patio, borders and loose stone areas, fruit trees and lawn.

Council Tax

The council tax for the property is Sefton MBC band D

Tenure

The Tenure of the property is Freehold



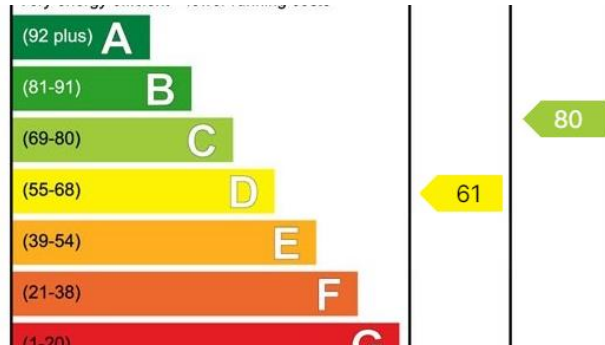
Ground Floor



First Floor



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



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