



**3 Ashbrook Close,
Hesketh Bank, PR4 6LY, £325,000
'Subject to Contract'**

Early inspection is essential to appreciate the extent of the modernised and much improved accommodation that this detached home has to offer! Tucked away to a modern style cul de sac of similar properties, the well-planned accommodation briefly comprises, ground floor Wc, three reception rooms and modern style fitted kitchen to the ground floor. To the first floor there are four bedrooms, the master benefiting en-suite shower room facility, and a separate family bathroom. The gardens are a definite feature, landscaped and arranged in a contemporary design for ease of maintenance. Off road parking is available to front. Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths Supermarket, making the village close-knit and semi rural yet with all creature comforts and necessities just a short distance away. The village is also geographically situated between Southport, Preston, Ormskirk and Liverpool, making commuting to such cities/towns almost equal distance.

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Southport's Estate Agent

Entrance Hall - Composite style entrance door to entrance hall, parquet LVT flooring, central staircase to first floor with handrail, spindles and newel post. Door to....

Wc - 5'7" x 2'11", 1.70m x 0.89m

Opaque Upvc double glazed window with low level Wc, wash hand basin with mixer tap and tiled splash back with parquet LVT flooring continued.

Lounge - 14'10" x 10'7", 4.52m x 3.23m

Upvc double glazed window to front, inset wood burning stove to one wall with tiled hearth and wooden mantle piece above.

Dining Room - 16'2" to front of wardrobes x 7'8", 4.93m to front of wardrobes x 2.34m

Upvc double glazed window to front, further opaque Upvc double glazed side window. Built in cupboards to one wall, access via sliding doors and hanging space and shelving and housing central heating boiler.

Kitchen - 14'2" x 11'6", 4.32m x 3.51m

Upvc double glazed window overlooking gardens to rear, Parquet LVT flooring continued, opaque Upvc double glazed door leading to side of property. Kitchen is arranged in an attractive shaker style with a number of built in base units with cupboards and drawers, wall cupboards with under unit lighting and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer, appliances including single electric oven four ring gas hob with tiled splash back and plumbing for washing machine, space for tumble dryer and space for free standing fridge freezer. Door to....

Sitting Room - 11' x 10'7", 3.35m x 3.23m

With Upvc double glazed bi-folding doors opening to landscaped gardens enclosed to rear, parquet LVT flooring continues.

First Floor Landing - Upvc double glazed window, loft access and airing cupboard with shelving.

Bedroom 1 - 14'2" x 11'2", 4.32m x 3.40m

Upvc double glazed window to front with door leading to....

En Suite Shower Room/Wc - 2'10" x 9'2", 0.86m x 2.79m

Comprising three-piece modern white suite with low level Wc, wash hand basin and mixer tap, step in shower enclosure with plumbed in shower, tiled walls and flooring, ladder style chrome heated towel rail and recessed spot lighting. Opaque Upvc double glazed window to side.

Bedroom 2 - 7'10" x 11'1", 2.39m x 3.40m

Upvc double glazed window, wood grain laminate flooring.

Bedroom 3 - 11'2" x 7'9", 3.40m x 2.36m

Upvc double glazed window, wood grain laminate flooring.

Bedroom 4 - 8'7" x 7'9" excluding entry door recess, 2.62m x 2.36m excluding entry door recess

Upvc double glazed window overlooking gardens to the rear.

Bathroom - 5'4" x 6'5", 1.63m x 1.96m

Opaque Upvc double glazed window, three-piece modern white suite with low level Wc, wash hand basin and mixer tap and panelled bath with mixer tap, tiled walls and flooring, ladder style chrome heated towel rail and recessed spot lighting. Extractor.

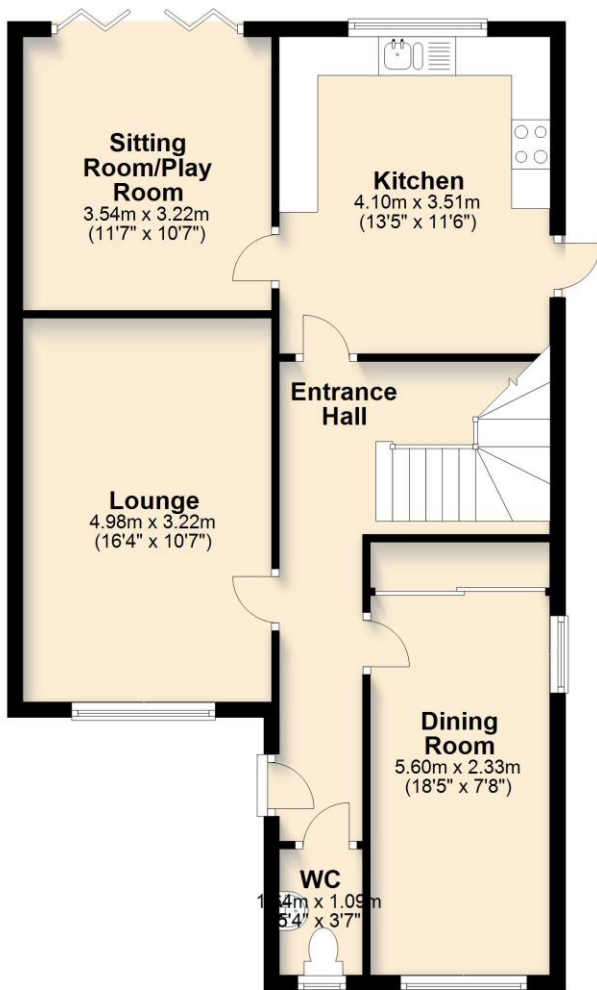
Outside - The property is tucked away to a private residential cul de sac opposite an established open green with trees, ideal for families. The generous plot provides off road parking for numerous vehicles with side access leading to timber garden store measuring 11'4" x 6'11" including electric light and power and further well screened refuse area. The landscaped gardens to the rear are a particular feature of the property, providing private outside space with shaped Astro turf lawn, loose mixed stone and crushed slate borders, flagged seating area with external tap and lighting.

Council Tax - West Lancs council, council tax band D.

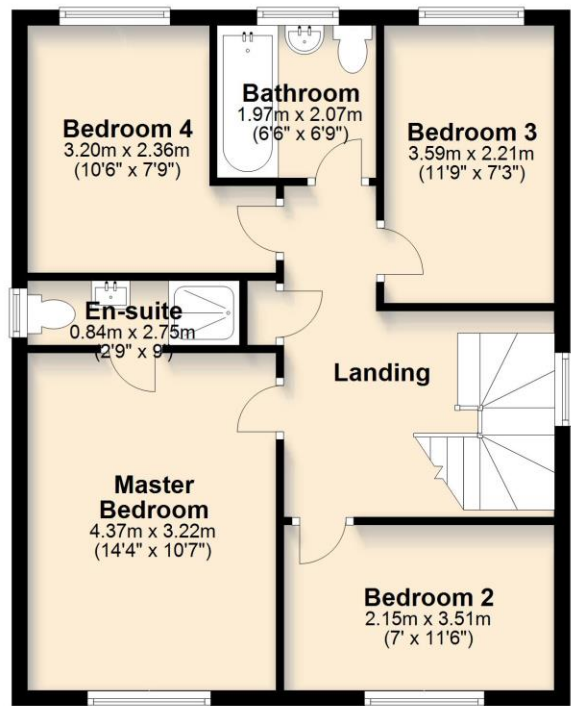
Tenure - The tenure of the property is Freehold.



Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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