



2 Morley Road, Hesketh Park, Southport, PR9 9JS
£600,000
'Subject to Contract'



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

Southport's Estate Agent

From the moment you set foot on the manicured grounds, the charm of this property is evident. The classic architecture and lush greenery create an enchanting setting, inviting you to explore further. Step inside, and you're greeted by a grandeur that transcends time. The meticulously maintained interiors exude an air of sophistication, with every detail carefully considered to ensure maximum comfort and style. The heart of the home lies within the magnificent dining kitchen, where modern convenience meets timeless charm. Featuring bespoke cabinetry, high-end appliances, and an abundance of space for culinary creativity, this culinary haven is sure to delight even the most discerning of chefs. Whether it's hosting elegant dinner parties or enjoying casual family meals, this space offers endless possibilities for entertainment and enjoyment. The ground floor also comprises two spacious reception rooms, both adorned with period features, creating a welcoming ambiance for relaxation and gatherings with loved ones. A cosy study is situated to the feature mezzanine level providing the perfect retreat for work or leisure, while a convenient utility room, guest shower room and gymnasium offer added practicality for everyday living. Upstairs, the property boasts four generously proportioned bedrooms, each offering a serene sanctuary for rest and rejuvenation. The master suite, benefits en-suite shower room and ample storage space, provides a private oasis away from the hustle and bustle of daily life. The remaining bedrooms are equally inviting, with plush carpets, soft furnishings, and tasteful décor ensuring a peaceful night's sleep for all. Outside, the property enjoys the benefits of its corner plot, with mature trees and shrubs providing privacy and seclusion. The well-manicured gardens offer the perfect backdrop for outdoor entertaining, and a generous driveway provides ample parking for multiple vehicles. Conveniently located, this property is just a stone's throw away from the picturesque Hesketh Park and the vibrant Southport Town Centre, offering a wealth of amenities including shops, restaurants, schools, and transport links, ensuring that all your needs are catered to with ease. There is also benefit of solar panelling and external charging point for electric vehicles.

Enclosed Entrance Vestibule

Composite double-glazed outer door and Secondary glazed stained and leaded light window. Tiled flooring to vestibule with useful cloaks storage and inner door with glazed, leaded and light insert leading to...

Reception Hall

Turned stairs lead to First Floor, with handrail, spindles and newel post, UPVC double-glazed stained and leaded motif style window to side. Door to under stairs storage cupboard. 'Karndean' flooring is laid, picture rail and coving.

Living Room - 5.03m into bay x 6.07m (16'6" into bay x 19'11")

UPVC double-glazed bay window overlooks enclosed gardens to the side, deep skirting boards and picture rail with ornate wall-freeze and ceiling moulding. Archway provides open-plan access leading to...

Entertainment Room/Mezzanine Level - 6.02m into side bay x 2.67m overall measurements (19'9" into side bay x 8'9" overall measurements)

UPVC double-glazed double doors and windows lead to side of property and raised composite style decked terrace and enclosed gardens. Feature vaulted ceiling with spotlighting and turned staircase with handrail, spindles and newel post leads up to mezzanine/home office level, measuring 9'1 x 16' with double-glazed skylights to vaulted ceiling and UPVC double-glazed window to maximise natural light. Toughened glazed balustrade, perfect for home office/entertainment space.

Sitting Room - 5.36m into bay x 4.52m into side inglenook (17'7" into bay x 14'10" into side inglenook)

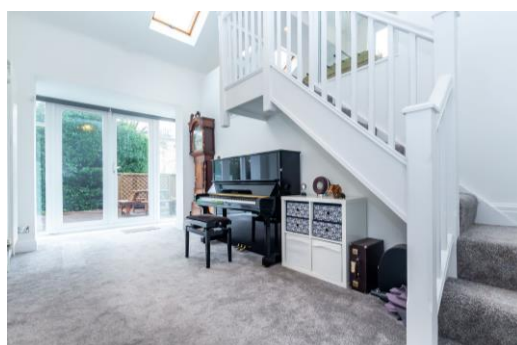
UPVC double-glazed window overlooks gardens, side inglenook with triple-glazed stained and leaded light inserts, wood burning stove inset to chimney breast over granite hearth, picture rail, ornate wall freeze to ceiling moulding and ceiling rose.

Magnificent Dining Kitchen - 7.24m x 5.69m overall measurements (23'9" x 18'8" overall measurements)

A most impressive entertaining space perfect for families, including French double doors leading to garden and lantern style double-glazed roof maximising natural light to dining area. Recessed spot and multi-coloured lighting and wall light points with doors and steps leading down to Utility Room and further inner hall access leading to wine cellar, shower room and gymnasium. Bespoke fitted kitchen comprises an extensive number of wall cabinetry with built-in base units including cupboards and drawers, wall and glazed China cupboards, pantry cupboard and quartz working surfaces, including inset single bowl sink unit with mixer tap and drainer. Fitted dining seat to breakfast area with further appliances including dishwasher, 'Neff; induction hob with concealed extractor over, 'Neff' eye-level combination style microwave and hide-and-slide oven below. Space is available for American style fridge-freezer. Wall cupboard houses 'Vaillant' centrally heated boiler system with pressurised hot water cylinder.

Utility Room - 1.85m x 2.21m (6'1" x 7'3")

UPVC double-glazed window, matching complimentary base units and cupboards with plumbing available for washing machine and space for tumble dryer and butcher block working surfaces with inset circular prep sink and mixer tap. Wall cupboards and 'Velux' skylight to roof pitch, recessed spotlighting and 'Karndean' flooring.



Inner Hall

With step leading down from Kitchen to...

Wine Cellar - 1.3m to rear of wall shelving x 2.18m (4'3" to rear of wall shelving x 7'2")

Bespoke wall shelving and wine rack incorporating butcher block working surfaces, recessed spotlighting and 'Karndean' flooring.

Shower Room/WC - 1.12m x 2.29m overall measurements (3'8" ext. to 6'5 x 7'6" overall measurements)

UPVC double-glazed side window, three-piece modern white suite comprising low level WC, glazed circular bowl sink unit with mixer tap and corner step-in shower enclosure with electric shower, part wall-tiling and recessed spotlighting and extractor. Wall mounted ladder style chrome heated towel rail.

Gymnasium - 4.85m x 2.64m (15'11" x 8'8")

UPVC double-glazed window, 'Karndean' flooring with recessed spotlighting. TV wall point and UPVC double-glazed door leads via side to enclosed adjoining log store.

First Floor Landing

UPVC double-glazed side window with built-in wall cupboard to main landing.

Bedroom 1 - 3.96m x 5.18m to rear of wardrobes (13'0" x 17'0" to rear of wardrobes)

UPVC double-glazed window, treble-glazed portal style window to side, picture rail and coving. Door leads to...

En Suite Shower Room/WC - 1.07m x 2.44m (3'6" x 8'0")

Three-piece white suite comprising of low-level WC, glazed circular bowl sink unit with mixer tap and step-in shower enclosure with folded shower screen and plumbed in shower. Partial-wall tiling with ladder style chrome heated towel rail, opaque UPVC double-glazed side window, tiled flooring and recessed spotlighting.

Bedroom 2 - 4.24m x 3.94m (13'11" x 12'11")

UPVC double-glazed window, picture rail and coving.

Bedroom 3 - 3.91m into side bay x 3.96m (12'10" into side bay x 13'0")

UPVC double-glazed bay window overlooks enclosed gardens. Picture rail and coving.

Bedroom 4 - 3.48m into bay x 3.96m (11'5" into bay x 13'0")

UPVC double-glazed window and picture rail.

Family Bathroom/WC - 2.34m exc. entry door recess x 2.21m (7'8" exc. entry door recess x 7'3")

Opaque UPVC double-glazed window, three-piece modern white suite comprising of low-level WC, vanity wash hand basin with portable style mixer tap, panelled bath and ladder style chrome heated towel rail. Loft access, recessed spotlighting and extractor.

Outside

The property occupies an established and mature corner plot, well-screened from the road with block paved driveway access for numerous vehicles, including electric charging pod. Raised composite style decked terrace and access to side adjoining store. Laid-to lawn with a variety of plants, shrubs and trees to borders and the addition of solar panelling.

Tenure

Freehold.

Council Tax

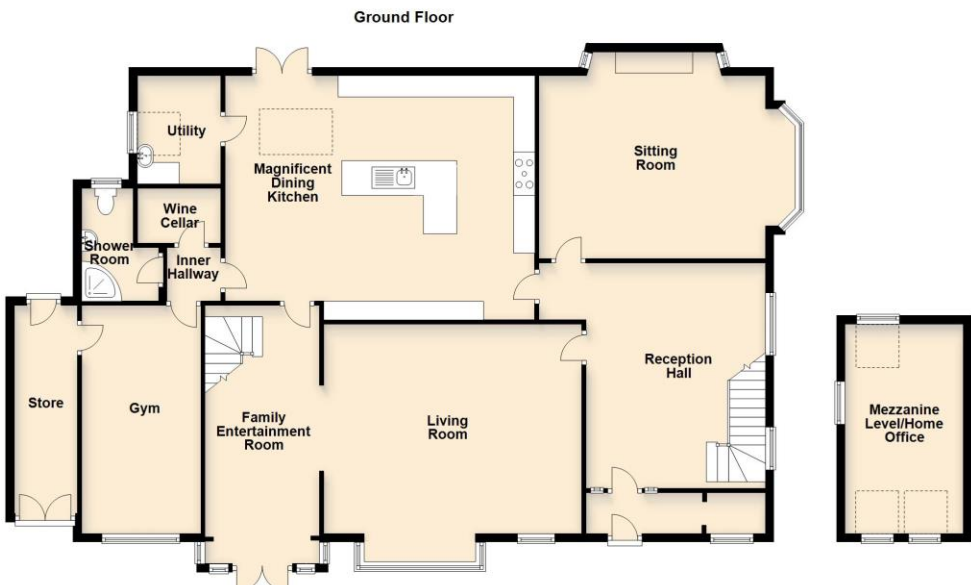
Sefton MBC Band G.

Solar Panelling & Integral Technology

The current owner has spent considerable time and money to reduce the running costs of the property, including installing solar panels that will not only generate over £2,000 a year, due to the feed in tariff, but also provide some free electricity. It is also configured to divert any unused electricity to the hot water tank to reduce gas bills.

The house has had cutting edge technology added, without spoiling the character of the property, including a new top of the range Yale smart lock for the front door, and Philips hue lighting to almost all rooms and outside (included subject to negotiation), allowing for highly automated and controllable smart lighting. Additionally, the property has recently had electric blackout smart blinds fitted to the reception rooms and hall, stairs and landing, allowing for dusk/dawn automation as well as precise control via phones, tablets, and remote controls (included subject to negotiation).





Floor plans are for illustration only and not to scale
Plan produced using PlanIt3D

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.