



**8 Cliff Road  
Hesketh Park, PR9 0JY £550,000  
'Subject to Contract'**

An early inspection is strongly advised to appreciate the extent of the accommodation offered by this detached true bungalow. This tastefully decorated and well-appointed accommodation is installed with gas central heating, UPVC double glazing and briefly includes; Reception Hall with cloakroom, generous Lounge, modern Living/Dining Kitchen installed with an extensive range of appliances and having Bi-Fold doors leading to the rear garden. There are three double bedrooms, family bathroom and separate Wc. The property stands in attractive gardens to both the front and rear, with the wide rear garden comprising patio, large lawn and well-maintained raised borders, secure remote gated access to side and double width garage with electric up and over door. There is also off-road parking for numerous vehicles. The property is situated in a well-established residential location, close to Hesketh Park and within comfortable walking distance from the main facilities in Southport Town Centre. At the end of the road are bus stops for both Liverpool and Preston.

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*Southport's Estate Agent*



**Enclosed Entrance Vestibule** - 1.6m x 1.65m (5'3" x 5'5")

Composite outer entrance door, with double glazed and leaded inserts leading to entrance vestibule. Tiled flooring, glazed inner door with side screens leads to...

**Reception Hall** - 5.61m x 2.16m (18'5" reducing to 10'9" x 7'1" extending to 13'6" overall measurements)

Woodgrain flooring, glazed double doors lead to main reception area and further door leads to....

**WC** - 1.78m x 0.89m (5'10" x 2'11")

Upvc double glazed window, low level Wc and tiled walls.

**Living Room** - 7.26m x 4.85m (23'10" x 15'11")

Upvc double glazed windows to front and side of property. Coal effect electric fire with marble effect interior, hearth and wooden fire surround.

**Dining Kitchen** - 7.11m x 4.8m (23'4" x 15'9")

Upvc double glazed windows to side and Upvc double glazed bi-folding doors opening to rear garden. Woodgrain flooring laid and dining area provides open plan access leading to breakfast kitchen arranged in a modern style with a number of built in grey base units including cupboards and drawers, wall cupboards and working surfaces incorporating breakfast bar. Wall cupboard houses 'Navieh' combination style central heated boiler system. One and half bowl sink unit with mixer tap and further appliances include electric oven with eye level microwave and five ring ceramic style hob with extractor hood above. There is also fridge, freezer, dishwasher and washing machine. Door leads to useful built in storage cupboard.

**Master Bedroom** - 4.19m x 5.44m (13'9" to rear of wardrobes x 17'10")

Upvc double glazed windows to front and side of property. Extensive fitted wardrobes with overhead storage cupboards and knee hole dressing table including drawers and vanity wash hand basin. Spot lighting.

**Bedroom 2** - 4.85m x 4.22m (15'11" x 13'10")

Upvc double glazed windows to side and rear of property. Fitted wardrobes with overhead storage cupboards, knee hole dressing table and drawers.

**Bedroom 3** - 4.85m x 3.4m (15'11" x 11'2" to rear of wardrobes)

Upvc double glazed window overlooks garden to rear with fitted wardrobes including overhead storage cupboards.

**Family Bathroom/ Wc** - 3.48m x 2.31m (11'5" x 7'7")

Upvc double glazed window, four-piece modern white suite comprising of low-level Wc incorporating vanity wash hand basin with mixer tap, wall cabinet with illuminated vanity wall mirror, corner panelled bath with mixer tap and step in corner shower enclosure with plumbed in shower attachment. Tiled walls, ladder style chrome heated towel rail and spot lighting.

**Outside**

The property occupies an established mature plot with extensive block paved driveway to front providing off road parking for numerous vehicles including shaped lawn and raised borders with plants, shrubs and trees. Step leads to elevated flagged patio area to front with further blocked paved driveway access separate continuing to side of property via remote electric double gates. The enclosed rear garden is private and well screened with further block paved patio area and established lawn. Borders comprise of a variety of plants, shrubs and trees and there is remote access to detached double width garage via up and over door and measuring 19'9" x 17'3" including electric light and power supply. There is also separate timber shed and greenhouse.

**Council Tax**

The council tax for the property is Sefton MBC band G.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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