



**2 Hilbre Drive
Southport, PR9 7JT £550,000
'Subject to Contract'**

An early inspection is essential to fully appreciate the extent of this tastefully decorated and well-appointed family home. The centrally heated and double-glazed accommodation briefly includes; entrance hall, WC, front lounge, rear lounge and dining room, fitted kitchen. On the first floor, there are four double bedrooms and a family bathroom, the main bedroom has the benefit of an en suite shower room and a lovely sun terrace overlooking the rear garden. There are gardens to the front and rear with the, well screened rear garden enjoying a southerly aspect, there is an in out drive providing parking for several cars and a double car length garage. The property is situated in a popular and sought after residential location, close to Hesketh Drive and the amenities at Churchtown Village.

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Southport's Estate Agent

Enclosed Vestibule

Fielded and panelled outer door, with stained glass and leaded, double-glazed insert. Tiled floor. Figure glazed inner door leading to.....

Spacious Entrance Hall

With feature double glazed, stained glass and leaded window, space panelled walls and plate rail, stairs to the first floor. Old school style radiator. Woodgrain Karndean flooring.

WC - 1.91m x 0.99m (6'3" x 3'3" extending to 4'2")

Double glazed window, white suite including, pedestal wash hand basin, low level Wc. Woodgrain flooring, under stairs cupboard.

Front Lounge - 4.44m x 4.01m (14'7" into bay x 13'2")

Bay window with stained glass and leaded transoms, living flame coal effect gas fire in attractive surround, wall light points, woodgrain laminate flooring.

Rear Lounge/ Dining Room - 8.94m x 4.01m (29'4" x 13'2")

Two feature-stained glass and leaded side windows, log burner and attractive 'Minster' style surround, woodgrain flooring. Dining area with double glazed windows and double doors leading to the rear garden.

Dining Kitchen - 5.82m x 3.2m (19'1" x 10'6")

Double glazed window overlooking the rear garden with a double bowl, enamel sink unit with mixer tap below. A range of 'in frame' grey fitments including; base units with cupboards and drawers, wall cupboards, 'Silestone' working surfaces. A range of integrated appliances including; a 'Miele' induction hob with cooker hood above, 'Miele' split level electric oven with microwave housing above, 'Miele' dishwasher, space for fridge freezer. Island unit with base units with cupboards and drawers and incorporating a breakfast bar. Recessed spotlighting. Double glazed double doors leading to outside.

First Floor Landing

Double-glazed stained-glass window.

Bedroom 1 - 5.21m x 3.99m (17'1" overall measurements reducing to 11'7" x 13'1")

Double glazed, double doors lead to a generous sized sun terrace with glass balustrades and stainless-steel hand railing and overlooking the rear garden.

Ensuite Shower Room - 2.24m x 1.52m (7'4" x 5'0")

Corner entry shower enclosure with thermostatic handheld and rain head showers, pedestal wash hand basin, low level Wc. Tiled walls and flooring. Electric shaver point. Recessed spotlighting, Chrome towel rail/ radiator.

Bedroom 2 - 3.91m x 4.01m (12'10" x 13'2")

Double glazed window with stained glass and leaded transoms.

Bedroom 3 - 2.79m x 3.25m (9'2" x 10'8")

Double glazed window.

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

Double glazed window with stained glass and leaded transoms. Built in wardrobes.

Bathroom - 2.29m x 2.87m (7'6" x 9'5")

Double glazed window, tiled walls and floor, white suite including; free standing, double ended bath with free standing waterfall tap and shower attachment. Vanity wash hand basin, low level Wc. Shower enclosure with thermostatic and rain head showers. Chrome towel rail, recessed spotlighting.

Outside

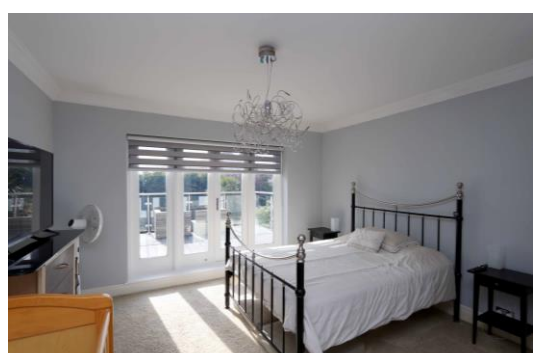
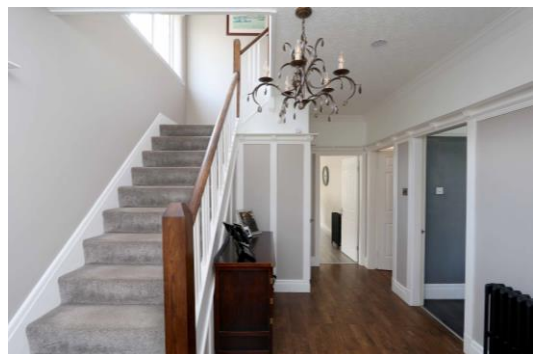
The established and mature gardens are a feature, there is an in and out driveway to the front providing off road parking for numerous vehicles. Lawn and borders stocked with plants, shrubs and trees. A garage to the side measures, 32' x 9'10" having an electric up and over door and housing the 'Vaillant' gas central heating boiler and electric light and power supply. The delightful and private rear garden enjoys a southerly aspect having a large patio with ornamental pond, rockery and waterfall, shaped lawn and borders stocked with a variety of plants and shrubs.

Council Tax

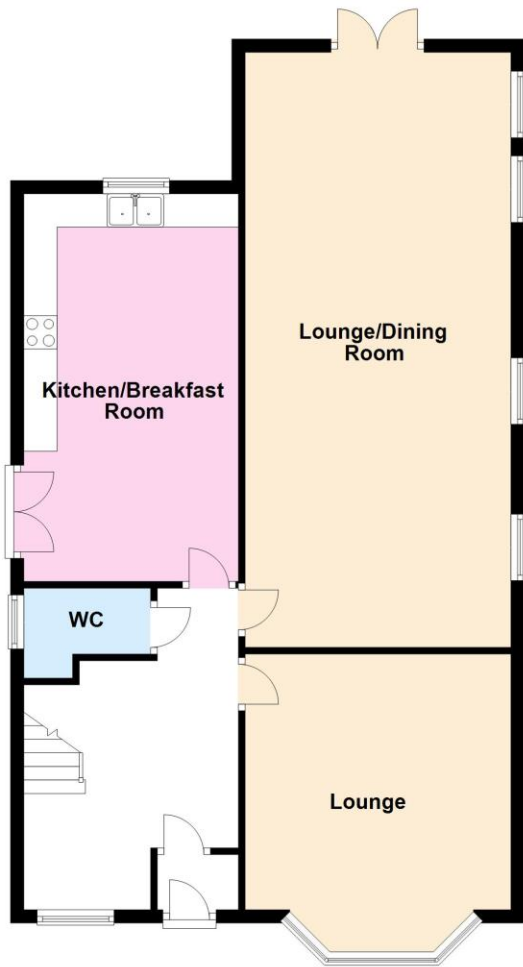
Sefton MBC band F.

Tenure

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		
(69-80) C		75
(55-68) D	60	
(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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