



**21 Granville Avenue**  
**Hesketh Bank, PR4 6AH £450,000**  
**'Subject to Contract'**

An Early viewing is essential to fully appreciate the extent of the accommodation, gardens and location of this detached true bungalow. The bungalow has been comprehensively improved and extended by the present owners and now provides a generously sized family home. The centrally heated and double-glazed accommodation briefly includes; entrance hall, lounge, a fabulous living/ dining/ kitchen, there are four bedrooms, one used a gym, a bathroom, shower room and utility. The gardens are a feature, extending to approximately 1/3 acre with extensive parking, lawns , borders, two decks and an extensive further lawned area. The property enjoys a cul de sac location off Moss Lane, convenient for local facilities and Booths Supermarket.

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*Southport's Estate Agent*

## Side Entrance

Entrance Hall, composite outer door with double glazed insert, Upvc double glazed side window. Woodgrain laminate flooring.

## Living Room/Kitchen - 6.27m x 8.38m (20'7" x 27'6")

Woodgrain laminate flooring, center fireplace with log burning stove, and Upvc double glazed sliding patio doors, to either side and leading to the rear deck. Upvc double glazed windows to the side. Inset single drainer 11/2 bowl sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards, glazed display cupboard, woodgrain working surfaces. Recess for five burner range style cooker with cooker hood above and recess for American style fridge freezer. Built-in dishwasher.



## Gym/Bedroom 4 - 3.18m x 2.26m (10'5" x 7'5")

Upvc double glazed window.

## Shower Room - 3.05m x 1.7m (10'0" x 5'7" extending to 8'3" overall measurements)

Step-in shower enclosure with thermostatic shower, vanity wash hand basin with cupboard below, low level Wc. Part, timber panelling to dado level, chrome to towel rail/radiator. Recessed spot lighting and extractor. Upvc double glazed window.

## Utility Room - 3.15m x 2.24m (10'4" x 7'4")

Upvc double glazed window, working surfaces with plumbing for washing machine and space for tumble dryer below, built-in cupboards above, a further range of useful built-in cupboards. Recessed spot lighting, extractor and Karndean LVT flooring.

## Inner Hall

### Lounge - 3.89m x 3.43m (12'9" x 11'3")

Upvc double glazed window.

### Bedroom 1 - 3.71m x 3.51m (12'2" x 11'6")

Upvc double glazed window.

### Bedroom 2 - 3.51m x 3.66m (11'6" x 12'0")

Upvc double glazed window.

### Bedroom 3 - 3.51m x 3.35m (11'6" x 11'0")

Upvc double glazed window.

## Bathroom - 2.21m x 2.39m (7'3" x 7'10")

Free-standing, claw and ball footed bath with mixer tap, vanity wash hand basin with cupboards below and low-level Wc. Part panelling to dado rail, chrome radiator, cupboard housing Worcester gas central heating boiler. Upvc double glazed window, woodgrain laminate flooring.



## Outside

The bungalow stands in extensive gardens extending to about 1/3rd of an Acre. To the front of the property there is extensive loose stone parking for a number of vehicles. A driveway to side leads to the rear garden where there is ample space for the erection of a garage (Subject to the usual consents). The rear garden is planned with a raised deck, lawn, edged flower beds well stocked with a variety of plants and shrubs, second patio with pergola above, large extra piece of garden which would be ideal for dog training, vegetable garden, keeping livestock or a Pitch & Put.

## Council Tax

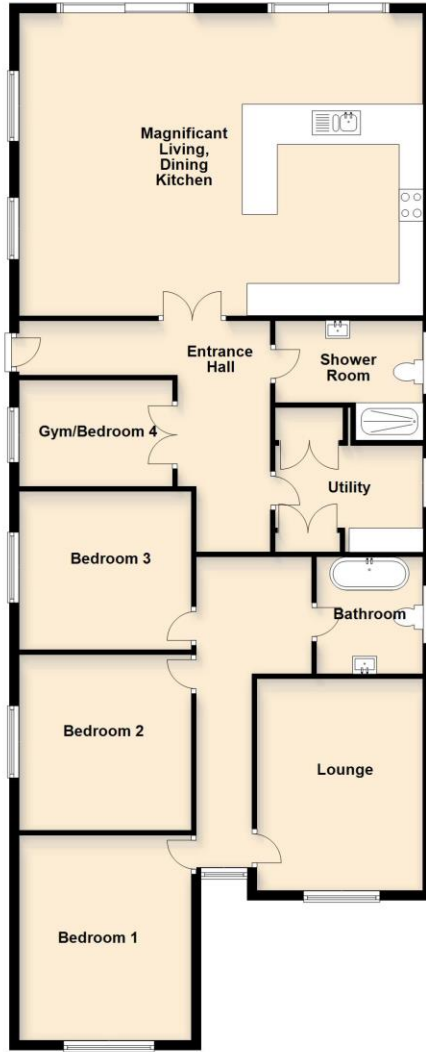
West Lancs Band D.

## Tenure

TBC



Ground Floor



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



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