



**17 Hesketh Drive  
Southport, PR9 7JX, £365,000  
'Subject to Contract'**

With current availability for property in Churchtown & Hesketh Park being very limited we anticipate this exceptional, extended family house will not be on the market long!

Modernised & very much improved throughout the generous living accommodation comprises; Entrance Hall with Ground Floor WC, Front Lounge, and open-plan Living Kitchen/Dining Room to rear, perfect for entertaining and leading to private, established garden to rear! To the first floor there are Three Bedrooms and modern style Family Bathroom with WC. The Gardens are very well established, ideal for families and children alike with off-road parking to front, Detached Garage & Workshop and private rear garden, arranged for ease of maintenance and not directly overlooked. Hesketh Drive is positioned perfectly for a wide range of facilities, including Doctors Surgeries, Supermarket's and access to the Historic Village of Churchtown. There are also a number of Primary & Secondary Schools in the vicinity together with A565 commuter link access and close to a number of popular Golf Courses which include The Hesketh adjoining the picturesque Marshside Nature Reserve!

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*Southport's Estate Agent*

## Open Entrance Vestibule

Inner door with glazed and leaded light insert leading to....

## Entrance Hall

Upvc double glazed stained and leaded side window to recess. Turn staircase leads to first floor with useful under stairs storage cupboard, hand rail, spindles and newel post. Tiled flooring, with a number of attractive oak internal doors leading to main accommodation and further door leading to...

**Cloakroom/ Ground Floor WC** - 1.32m x 1.68m (4'4" x 5'6" including areas of reduced head height)

Opaque Upvc double glazed side window, low level WC, vanity wash hand basin with mixer tap, cupboards below and separate ladder style chrome heated towel rail.

**Front Lounge** - 4.44m x 3.91m (14'7" into bay x 12'10" into recess)

Upvc double glazed bay window to front of property, multi fuel burning stove over tiled hearth inset to chimney breast with exposed mantle piece above. Wall light points to recess, coving and ceiling rose.

**Magnificent Living Dining Kitchen** - 9.32m x 5.69m (30'7" x 18'8" overall measurements)

A most impressive entertaining space with bespoke Neptune fitted kitchen and extended creating a fabulous family area with access via Upvc double glazed twin doors to landscaped and established gardens to rear. The defining feature has to be the fitted kitchen arranged in a shaker style with a number of bespoke fitted wall cabinetry to recess, cupboards, drawers, pull out chopping boards, granite working surfaces including twin Belfast style inset sink units with mixer tap. Recess is available for oven currently housing an 'Aga' (we confirm the Aga is not included in the purchase price) There is recess available for free standing American style fridge freezer and further recess for wine cooler to base unit. The appliances include, dishwasher, and the dining area provides perfect entertaining and open plan access to main living space with complimentary fitted wall cupboard to recess, the separate recess enjoying a Neptune fitted pantry (not included in the current purchase price)

## First Floor Landing

Opaque Upvc double glazed window, half landing leading to main landing a number of bedrooms and family bathroom.

**Bedroom 1** - 4.5m x 3.76m (14'9" into bay x 12'4" into recess)

Upvc double glazed bay window to front, incorporating fitted window seat, wall light points.

**Bedroom 2** - 4.19m x 3.56m (13'9" x 11'8")

Upvc double glazed window overlooks rear of property.

**Bedroom 3/ Office** - 2.46m x 2.41m (8'1" x 7'11")

Upvc double glazed window, bedroom currently arranged as an office.

**Family Bathroom/WC** - 3.23m x 2.59m (10'7" x 8'6")

Modern four piece white suite comprising of low level WC, vanity wash hand basin with mixer tap, panelled bath with mixer tap. Separate entry level shower with glazed shower screen enjoys plumbed in shower, Wall cupboard houses 'Worcester' combination style central heated boiler system. Tiled walls and flooring with ladder style chrome heated towel rail and the benefit of under floor heating with thermostat located to main landing. Recessed spotlighting, loft access and extractor.

## Outside

Landscaped gardens adjoin the property with generous Indian stone driveway via double gated access providing off road parking for numerous vehicles to front. Established borders are well stocked with a variety of plants, shrubs and trees. Landscaped gardens lead to rear which are not directly overlooked and in the opinion of the Estate Agent a most definite feature comprising of Indian stone patio continued with Astro-turf lawn detached garage and workshop to side and further well stocked borders and greenhouse.

## Council Tax

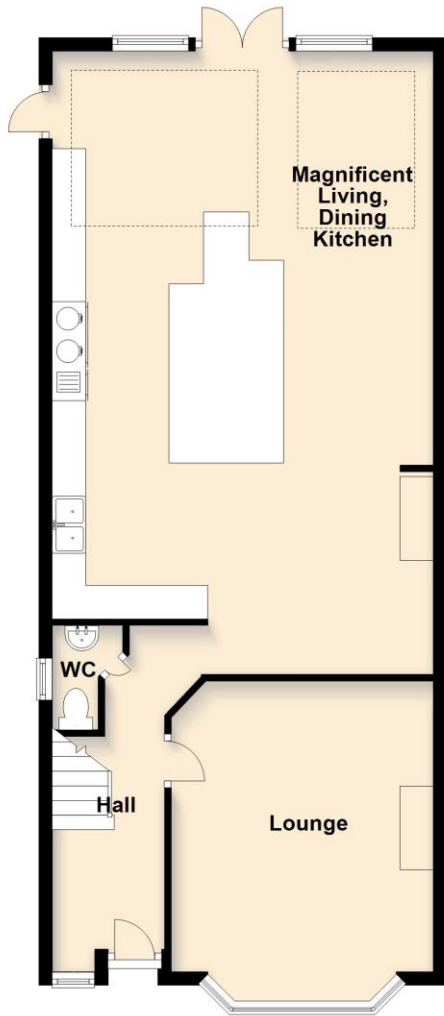
Sefton MBC band D.

## Tenure

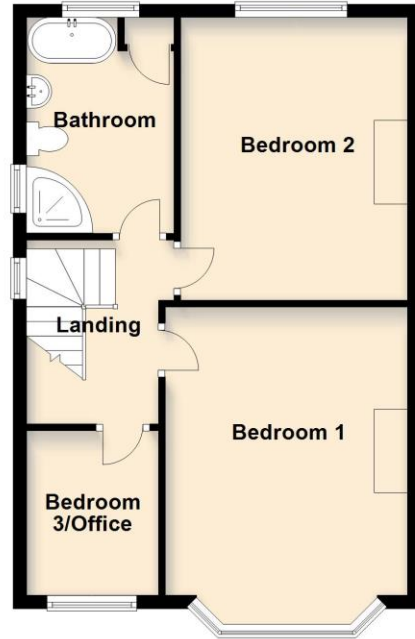
Freehold



### Ground Floor



### First Floor



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



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.