



**20 Argyle Road, Hesketh Park,
Southport, PR9 9LH
£545,000
Subject to Contract**

An early viewing is recommended to appreciate the extent of the accommodation offered by this semi detached family house. Installed with gas central heating and extensive Upvc double glazing the accommodation briefly includes; open vestibule, entrance hall, inner hall, cloakroom, lounge, sitting room, dining room, breakfast room and kitchen. On the first floor there is a spacious landing, four double bedrooms, a bathroom and separate Wc, study, and fixed staircase provides access to the fifth bedroom on the second floor. The property stands in established gardens to both front and rear, with off road car parking, a car port and garage. The property is situated in a popular and established sought after residential location, close to nearby Hesketh Park. Further amenities are located at Churchtown Village and the Southport Town Centre.

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Southport's Estate Agent

Open Vestibule

Outer door with stained glass and leaded insert, decorative stained glass and leaded side windows.

Inner Hall

Space panelled walls and plate rail, door leading to...

Entrance Hall

Stairs to the first floor, and access to the basement below.

WC

Wash hand basin and low level Wc, Upvc double glazed window.

Lounge - 5.49m x 4.22m (18'0" extending to 24' into bay x 13'10")

Upvc double glazed, full length picture windows overlooking the rear garden.

Electric coal effect fire.

Sitting Room - 4.27m x 3.66m (14'0" x 12'0")

Upvc double glazed, bow bay window. Plate rail.

Dining Room - 4.39m x 4.22m (14'5" x 13'10")

Upvc double glazed window, attractive tiled fireplace and hearth.

Breakfast Room - 4.27m x 2.9m (14'0" x 9'6" excluding door recess)

Upvc double glazed window, built in cupboards to one wall.

Kitchen - 2.59m x 2.57m (8'6" x 8'5" extending to 14'3")

Upvc double glazed windows to rear and door to the rear garden. Single drainer one and half bowl stainless steel sink unit, base units with cupboards and drawers, wall cupboards, working surfaces. Tiled floor.

First Floor Landing

Feature stained glass and leaded window.

Bedroom 1 - 5.44m x 3.58m (17'10" x 11'9" to front of wardrobes)

Built in wardrobes, over head storage cupboards, centre dressing table and drawers to one wall. Upvc double glazed window.

Bedroom 2 - 4.42m x 4.27m (14'6" x 14'0")

Upvc double glazed window.

Bedroom 3 - 4.27m x 3.66m (14'0" x 12'0")

Upvc double glazed window.

Bedroom 4 - 3.4m x 2.97m (11'2" x 9'9" extending to 11'1" excluding door recess)

Upvc double glazed window.

Study - 2.13m x 2.59m (7'0" x 8'6")

Upvc double glazed side window.

Bathroom - 3.23m x 2.59m (10'7" x 8'6" including door recess)

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin. Airing cupboard housing the gas central heating boiler. Upvc double glazed window.

WC - 1.57m x 0.91m (5'2" x 3'0")

Upvc double glazed window, low level WC.

Second Floor

Bedroom 5 - 5.23m x 4.27m (17'2" x 14'0")

Upvc double glazed window.

Basement

Accessed from the hall or outside, there are a number of useful rooms to the basement including; store room, utility/ laundry room with plumbing for washing machine and access to under floor areas.

Outside

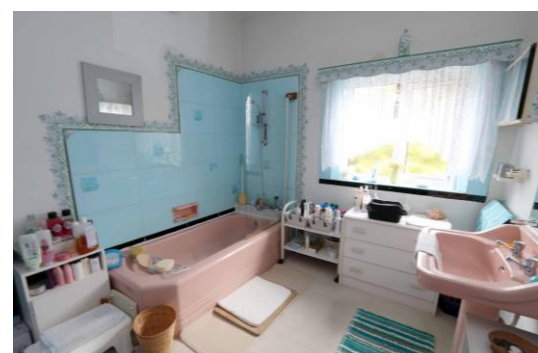
Established gardens to both front and rear which are an attractive feature, driveway at side leads to car port and brick garage. The rear garden is enclosed and private provided with mature plants shrubs and established trees.

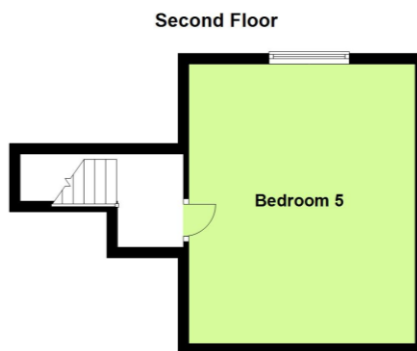
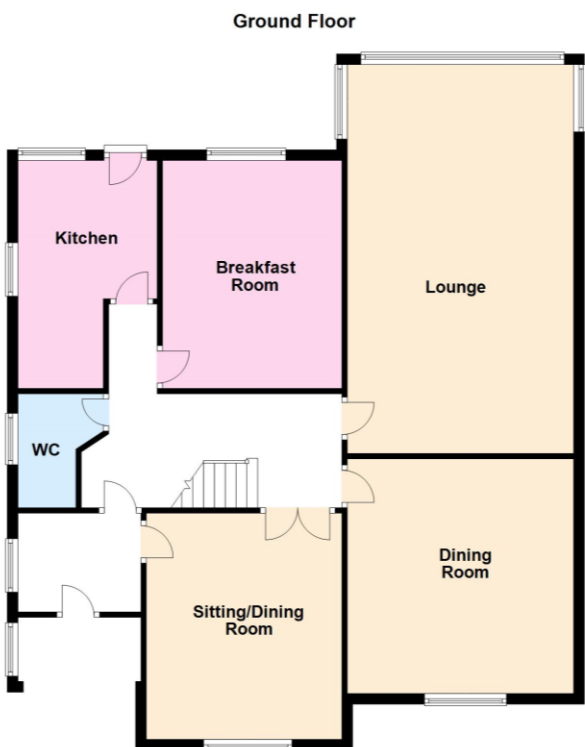
Council Tax

Sefton MBC band F.

Tenure

Freehold.





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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(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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