



**63 Hesketh Road, Hesketh Park,
Southport, PR9 9PA
£550,000
Subject to Contract**

Enjoying fabulous views to both front and rear over local golf courses this detached family house has been comprehensively modernised and improved by the present owners. The centrally heated and double glazed accommodation briefly includes, entrance porch, entrance hall with oak hand rail, spindles and newel post, cloakroom, lounge, fitted kitchen with an extensive range of built in appliances, conservatory, on the first floor there are four bedrooms and a family bathroom. Established gardens to front and rear with the south west facing rear garden enjoying a fabulous aspect over the Municipal Golf Club. Integral double garage. The property is situated in an established location convenient for Southport Forshore and with local facilities found at Churchtown Village and further amenities at the Southport Town Centre.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Porch

Upvc double glazed windows and outer door, composite inner door with double glazed inserts and double glazed side windows.

Entrance Hall

Spacious entrance hall with tiled flooring, recessed spotlighting and stairs to the first floor with oak handrail, spindles and newel post.

WC - 1.85m x 1.55m (6'1" x 5'1")

Vanity wash hand basin with cupboard below, low level WC, chrome towel rail/ radiator, tiled floor, Upvc double glazed window.

Lounge - 6.6m x 3.3m (21'8" x 10'10")

Upvc double glazed window to front, recessed spotlighting, Upvc double glazed double doors and side windows leading to conservatory.

Conservatory - 2.97m x 5.44m (9'9" x 17'10")

Upvc double glazed windows, enjoying views of the garden and the golf course, Upvc double doors to the rear garden. Laminate flooring.

Dining Kitchen - 6.55m x 4.44m (21'6" x 14'7" reducing 12'6")

Recently remodelled by the current owners and having Upvc double glazed windows to front and Upvc double glazed double doors to the rear garden, installed with a range of 'high gloss white' units which include base units with cupboards and drawers, wall cupboards, pull out larder cupboards, broom cupboard. Centre island unit with base unit, wine rack. Woodgrain working surfaces including breakfast bar, a number of built in appliances including wine cooler, five ring induction hob with cooker hood above, two split level Zanussi ovens microwave, recess and plumbing for American style fridge freezer. Plumbing for dishwasher, recessed spotlighting tiled floor, Upvc double glazed door to...

Garage - 5.59m x 4.42m (18'4" x 14'6")

With electric up and over door, electric light and power supply. Sink and base unit, plumbing for washing machine, space for fridge, gas central heating boiler. Upvc double glazed window and door to rear garden.

First Floor Landing

Bedroom 1 - 3.58m x 4.5m (11'9" x 14'9")

Upvc double glazed window. Enjoying views of Hesketh Golf Club.

Rear Bedroom 2 - 3.1m x 2.49m (10'2" x 8'2" excluding door recess)

Upvc double glazed window, enjoying views of the municipal golf club, recessed spotlighting.

Front Bedroom 3 - 3.53m x 3.84m (11'7" x 12'7")

Upvc double glazed window enjoying views of Hesketh Golf Club, recessed spotlighting.

Rear Bedroom 4 - 3.05m x 2.9m (10'0" x 9'6" extending to 12'7")

Upvc double glazed window enjoying views of the municipal golf club, recessed spotlighting.

Bathroom - 1.75m x 3.15m (5'9" x 10'4")

Double ended bath with shower attachment, vanity wash hand basin with cupboard below, low level WC. Walk in double shower enclosure with thermostatic shower, tiled walls and floor, chrome towel rail/ radiator, recessed spotlighting, Upvc double glazed window.

Outside

There are gardens to both front and rear, front garden provides off road parking for a number of vehicles and there is an integral garage with up and over door and rear curtesy door. The south west facing rear garden enjoys views over the municipal golf club there is a large paved patio, lawn and hedging.

Council Tax

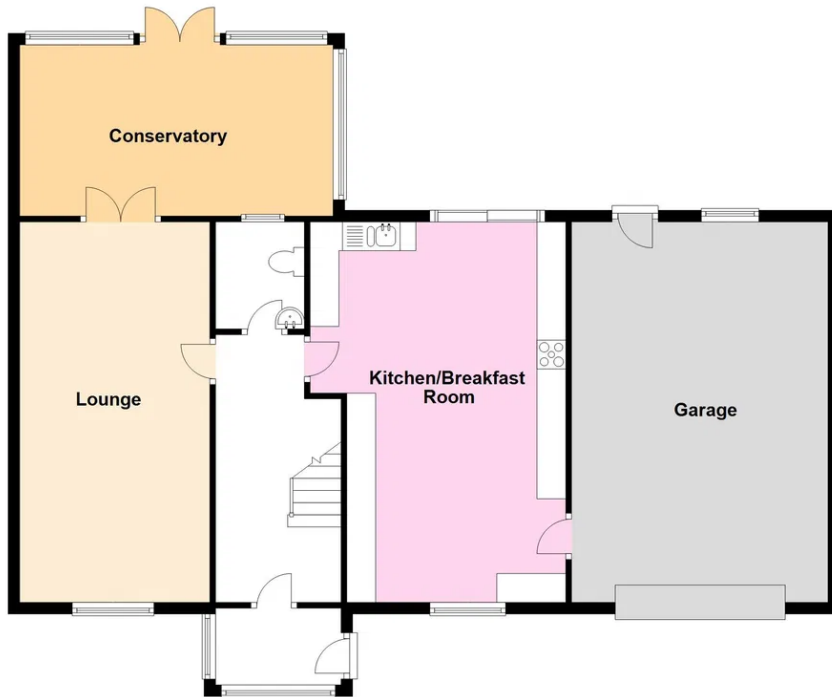
Sefton MBC band F.

Tenure

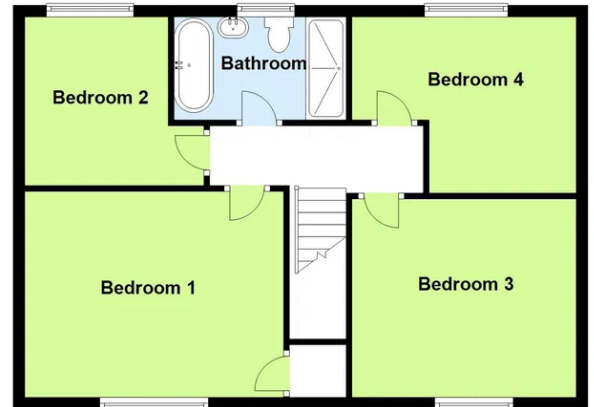
Freehold



Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.