



**5 Henley Drive
Hesketh Park, PR9 7JU, £415,000
'Subject to Contract'**

This detached family house offers very deceptive accommodation over two floors and has been modernised and very much improved throughout. Located to a popular residential cul de sac location close to a small range of shops and bars, including convenient access to nearby vibrant Churchtown Village and walking distance to Hesketh Park! The living space to the ground floor offers accommodation perfect for families looking to entertain with the heart of the home centred around the modern living, dining kitchen leading to conservatory and overlooking the established mature gardens. To the first floor there are three double bedrooms and modern four-piece family bathroom suite. The gardens are a definite feature providing well established, private outside space, perfect for families including access to a garage and children's play area to the rear.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Porch - 1.14m x 2.31m (3'9" x 7'7")

Glazed outer door and side screen with tiled flooring, glazed inner door with Upvc double glazed and leaded side window leads to...

Entrance Hall

Turn staircase to first floor with handrail, spindles and newel post. Space panelling to picture rail and glazed door under stairs storage cupboard. 'Karndean' flooring is laid and door leads to...

Front Lounge - 5.05m x 3.4m (16'7" into bay x 11'2")

Upvc double glazed bay window to front. Multi fuel burning stove inset with Limestone hearth and tiled interior. Picture rail and 'Karndean' flooring continues.

Family Room - 4.85m x 3.28m (15'11" x 10'9" into recess)

Open plan access leading to conservatory and further square archway provides open plan access to breakfast kitchen. 'Karndean' flooring, recess to chimney breast and picture rail.

Breakfast Kitchen - 2.46m x 4.83m (8'1" x 15'10")

Upvc double glazed side window and square archway provides open plan access to conservatory to rear of property. Doorway leads to utility room/ storage cupboard with opaque Upvc double glazed side window and plumbing for washing machine. This also houses the combination style central heating boiler. Main kitchen is arranged with a number of white gloss base units complete with 'soft close' cupboards and drawers, working surfaces incorporate breakfast bar and one and half bowl sink unit with mixer tap. Integral appliances include fridge freezer with 'Bosch' electric oven and grill and five burner gas hob. Chrome heated towel rail to one wall and 'Karndean' flooring continues with recessed spotlighting.

Conservatory - 2.79m x 5.79m (9'2" x 19'0")

Double glazed sliding patio doors and windows to rear garden. 'Karndean' flooring.

First Floor Landing

Upvc double glazed window to front of property with useful study area to main landing incorporating areas of reduced head height.

Bedroom 1 - 5.08m x 3.4m (16'8" into bay x 11'2")

Upvc double glazed window to front, picture rail.

Bedroom 2 - 4.44m x 3.3m (14'7" x 10'10" into recess)

Upvc double glazed window to rear, picture rail.

Bedroom 3 - 2.39m x 2.54m (7'10" excluding door recess x 8'4")

Upvc double glazed window to rear, picture rail and access to loft.

Bathroom/ Wc - 1.7m x 3.18m (5'7" x 10'5")

Two opaque Upvc double glazed side windows, four-piece modern white suite comprising of walk-in shower enclosure with glazed shower screen, plumbed in over head shower and handheld shower attachment. Low level Wc, vanity wash hand basin with water fall style mixer tap and tiled splash back. Panelled bath fitted to one wall, central waterfall style mixer tap and handheld separate shower attachment. Chrome heated towel rail, part wall tiling, tiled floor and useful wall cupboard for linen storage.

Outside

Gardens to both front and rear, flagged driveway provides off road parking for numerous vehicles with crushed slate borders incorporating ornamental plants and shrubs. Partial block paved side access leads to rear with limited vehicular access measuring width access 6'10" to garage. The enclosed rear garden is well screened, private with sunny South facing aspect. There is also an enclosed flagged patio with laid to lawn including external water tap and children's play area to rear.

Council Tax

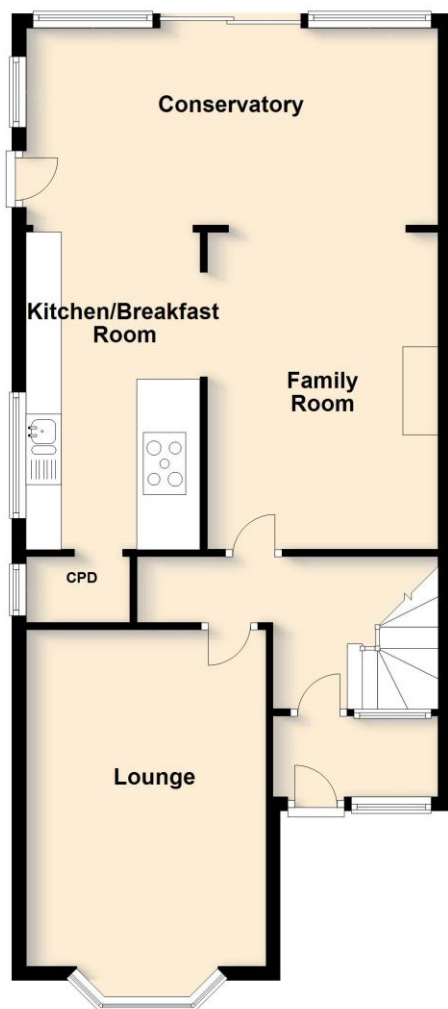
Sefton MBC band E.

Tenure

Freehold.



Ground Floor



First Floor



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



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