



**Flat 1, 49 Queens Road, Hesketh Park, PR9 9HB,
'Offers in Excess of' £130,000
'Subject to Contract'**

Offering the perfect blend of style, comfort, and convenience, this well presented two-bedroom ground floor flat conversion is a must-see for buyers seeking a relaxing retreat. Located just a stone's throw from the picturesque Hesketh Park and the vibrant Southport Town Centre, this fantastic property boasts an enviable position with a wealth of amenities on its doorstep. The flat itself has been meticulously maintained and presented to provide a bright, airy, and highly functional living space. The accommodation comprises two spacious bedrooms, a modern bathroom, and a stylish living room open plan to kitchen, all of which are decorated to a high standard. Designated parking for one vehicle is located to front.

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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

Ground Floor

Communal side entrance access leading to ground floor with private entrance door leading to...

Living Room - 4.34m x 4.83m (14'3" excluding door recess x 15'10" into recess)

Upvc double glazed bay window to front, built in wall cupboard housing 'Worcester' combination style central heated boiler system. Archway provides open plan access leading to...

Kitchen - 2.49m x 1.8m (8'2" x 5'11")

Overlooking lounge with base units, cupboards and drawers, wall cupboards with under unit lighting and working surfaces including circular style single bowl sink unit with mixer tap and drainer. Space is available for cooker, plumbing for washing machine and slimline dishwasher. Extractor. Inner hall leads to...

Inner Hall

Generous inner hall providing useful study or dining area with loft access via drop down ladder private to main accommodation and hanging space to one wall. Door leads to...

Bedroom 1 - 3.84m x 2.77m (12'7" x 9'1" to rear of wardrobes)

Upvc double glazed window to front, fitted wardrobes incorporating bedside cabinets and flyover storage cupboards with glazed display corner niches.

Bedroom 2 - 3.35m x 1.93m (11'0" x 6'4" to rear of wardrobes)

Upvc double glazed window, fitted wardrobes with flyover storage cupboards.

Bathroom/WC - 2.72m x 2.08m (8'11" x 6'10")

Four piece modern white suite comprising of low level WC, vanity wash hand basin with cupboards below and mixer tap and step in shower enclosure with 'Triton' electric shower unit and panelled bath with telephone style mixer tap and shower attachment. Tiled walls with extractor and glazed window to bedroom 1 overhead.

Outside

Hard surface parking to front provides off road allocated parking for one vehicle.

Service Charge

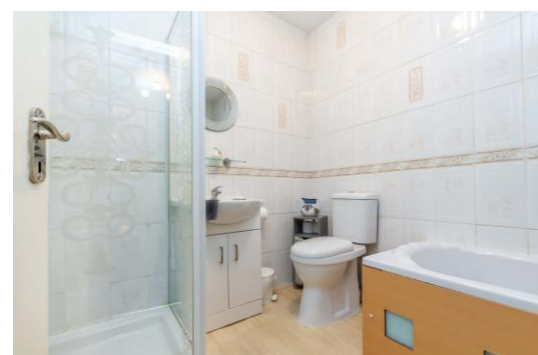
We understand that a residents association supervises the day to day running on behalf of the leaseholder Murphey & Sons with a service charge payable in the region of £40 per month to include building insurance, we understand that subletting and pets are permitted (Subject to formal verification).

Council Tax

Sefton MBC band A.

Tenure

Leasehold for 999 years from 30 June 1989 with a ground rent of £30.



Ground Floor



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.