



**110 Fleetwood Road  
Southport, PR9 9QN £575,000  
'Subject to Contract'**

An early inspection is recommended to fully appreciate the charm and unique features offered by this detached house which includes a double ground floor bedroom to front, shower room with WC, generous dining room leading to rear lounge overlooking the exquisite rear gardens! Steps lead to the conservatory, breakfast kitchen, utility room and double width integral garage. On the first floor there is a front lounge with large balcony providing views over Hesketh Golf Course, bedroom 2 with balcony overlooking the rear gardens and Hesketh Golf Club! The main landing leads to a further two bedrooms, the master having an ensuite bathroom with WC. The family bathroom boasts a modern suite with corner bath and walk in shower. The delightful gardens are a particular feature of the property, generous in size, sunny, well maintained and very private. There is off road parking to front for numerous vehicles with access to a double width integral garage. The property is situated in a very popular and established residential location convenient for a number of nearby Primary and Secondary Schools, together with the facilities at Churchtown Village which include a number of specialty shops, restaurants, wine bars and the Botanic Gardens. A number of Golf Clubs are also located in the vicinity with Marshside Nature Reserve just a short stroll away.

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*Southport's Estate Agent*



**Entrance Porch**

Upvc double glazed outer door with full length window overlooking front, tiled flooring and opaque Upvc double glazed inner door with side screen leading to...

**Entrance Hall**

Solid oak flooring laid with open tread turn staircase leading to first floor with handrail and newel post, with under stairs storage cupboard. The ground floor accommodation comprises:

**Ground floor WC and shower room- 2.39m x 2.39m (7'10" x 7'10")**

Opaque Upvc double glazed window, three piece white suite comprising of low level WC, vanity wash hand basin with cupboards below and corner step in shower enclosure with plumbed in shower. Part wall tiling and tiled flooring.

**Ground floor Bedroom 4 - 3.91m x 3.33m (12'10" x 10'11")**

Upvc double glazed window overlooks front with aspect to Hesketh Golf Course.

**Dining Room - 5.16m x 3.73m (16'11" x 12'3")**

Upvc double glazed, stained and leaded side windows, coal effect electric fire with marble interior, hearth and resin style fire surround. Double glazed sliding patio doors and side screen leads to...

**Rear Lounge - 5.94m x 4.24m (19'6" x 13'11")**

Upvc double glazed double doors and windows provide delightful views and access to the rear garden. Integral living flame gas fire with remote control, wall light points leading to...

**Conservatory - 2.97m x 5.13m (9'9" x 16'10")**

Upvc double glazed double doors and windows provide access and delightful aspect to garden at the rear. Tiled flooring and wall light points. Centrally heated with Upvc double glazed door leading to...

**Breakfast Kitchen - 4.22m x 3.99m (13'10" x 13'1")**

Attractive modern fitted kitchen with a range of built in base units including cupboards and drawers, wall cupboards with under unit lighting and work surfaces. Twin bowl sink unit with mixer tap and drainer. Appliances include five burner gas hob with stainless steel splash back and funnel style extractor hood above, 'Stoves' gas double oven, dishwasher and space available for free standing fridge freezer. The kitchen is finished with tiled flooring, part wall tiling and recess spotlighting. Door leads to inner hall which measures 6'6" x 4'5" with doors leading to....

**Utility Room - 2.69m x 2.01m (8'10" x 6'7")**

Upvc double glazed window to conservatory, base units with cupboards, wall cupboards and work surfaces concealing plumbing for washing machine and tumble drier. Single bowl sink unit with mixer tap and drainer. Wall mounted 'Baxi' central heating combi boiler system (installed October 2022).

**Integral Garage - 6.1m x 4.14m (20'0" x 13'7")**

Double width garage with electric light and power supply, glazed side windows and up and over door to front.

**First Floor**

Half landing with built in linen cupboard and loft point. Door leads to both front lounge and bedroom 2 and steps up to main landing with two further bedrooms and family bathroom.

**Front Lounge - 6.2m x 4.11m (20'4" x 13'6")**

Upvc floor to ceiling double glazed windows with patio doors leading to front balcony overlooking Hesketh Golf Course. Alpine style timber close board panelling to roof pitch with coal effect electric fire and feature stone surround.

**Bedroom 2 - 4.37m x 4.95m (14'4" x 16'3" overall into recess)**

Double bedroom with fitted wardrobes including flyover storage cupboards, wall light points and Upvc double French door with side screens leading to rear facing balcony overlooking gardens and Hesketh Golf Course. Archway leads to...

**Ensuite - 2.24m x 1.02m (7'4" x 3'4")**

Entry level step in shower with plumbed in shower, vanity wash hand basin with mixer tap, tiled walls and flooring including illuminated vanity wall mirror.

**Bedroom 1 - 3.94m x 5.61m (12'11" into recess x 18'5" to front of wardrobes)**

Upvc double glazed window overlooks front of property to Hesketh Golf Course. Double bedroom with fitted wardrobes providing ample hanging space and shelving, multiple drawers and bedside cabinets. Wall light points, recess spotlighting and door leads to...

**Ensuite - 1.7m x 2.87m (5'7" x 9'5")**

Opaque Upvc double glazed window with four piece modern white suite comprising of low level WC, vanity wash hand basin with mixer tap and cupboards below, bidet and corner step in shower enclosure with plumbed in shower, part wall tiling and tiled flooring.

**Bedroom 3 - 3.63m x 4.95m (11'11" x 16'3" to rear of wardrobes)**

Upvc double glazed window overlooks rear of property with fitted wardrobes, drawer units and loft access.

**Bathroom - 2.79m x 2.79m (9'2" x 9'2")**

Opaque Upvc double glazed window with four piece modern white suite comprising of low level WC, vanity wash hand basin with mixer tap, cupboards below. Corner style bath with mixer tap and separate entry level shower enclosure with plumbed in shower, part wall tiling and tiled flooring. Illuminated vanity wall mirror and recessed spotlighting.

**Outside**

The property enjoys a slightly elevated position on Fleetwood Road with the Hesketh Golf Course orientation to both the front and rear. Off road parking is available for numerous vehicles via Indian Stone driveway with steps leading up to the main accommodation. Access is also available to integral double width garage, with up and over door measuring 20' x 13'7". The sunny rear garden, in the opinion of the Estate Agent, is an undoubted feature of the property, enjoying crazy paved patio and shaped well tended lawn with stocked borders including a variety of plants, shrubs and trees. Backing on to Hesketh Golf Course the property is well screened, private and includes timber garden shed.

**Council Tax**

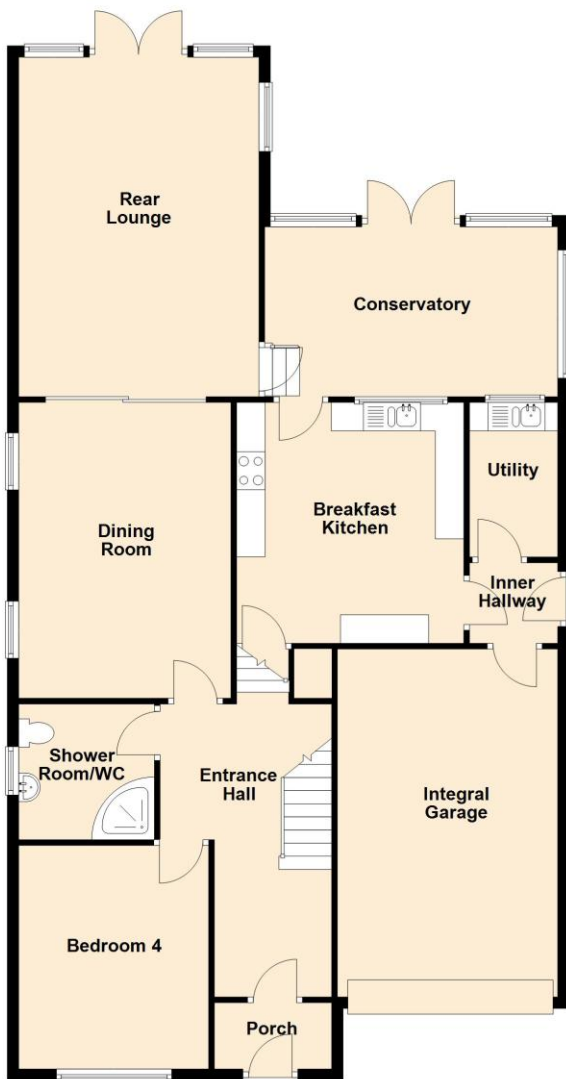
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**Tenure**

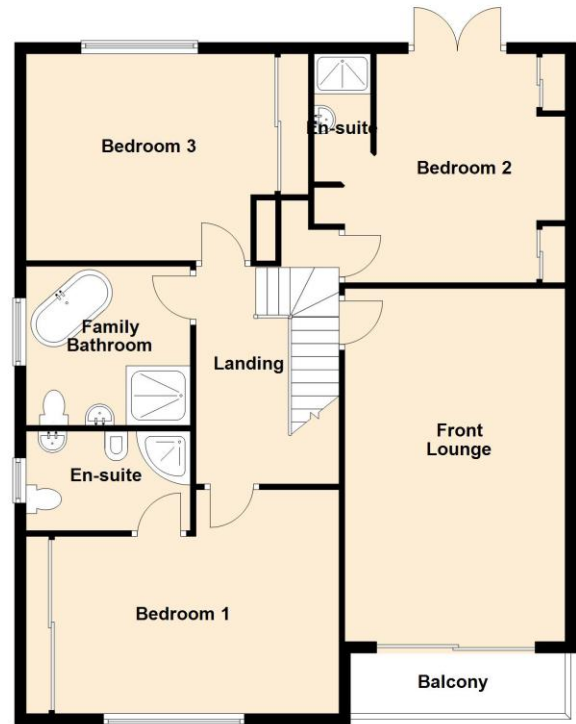
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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