



**17 Rawlinson Road, Hesketh Park,  
Southport, PR9 9NE  
£525,000 Subject to Contract**



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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



This semi detached family house is situated in one of Southport's most sought after residential locations, close to Hesketh Park and convenient for local Primary and Secondary Schools and the amenities at Churchtown Village. Installed with gas central heating and extensive double glazing the spacious, bright well presented accommodation of considerable character briefly includes, vestibule, lounge hall with fitted cloakroom, front lounge, rear lounge open plan to a dining room, spacious dining kitchen with a number of built in appliances, on the first floor there are four double bedrooms and a family bathroom, one of the bedrooms has an ensuite shower room. The master bedroom suite is located on the second floor and comprises of bedroom with built in wardrobes, shower room and walk in closet. One of the bedrooms has kitchen facilities and in our opinion would be ideal for use for a dependant relative or multi generational living. Established gardens adjoin the property to both the front and rear, the attractive rear garden has a number of patio areas, lawn and borders and there is off road parking for a number of cars.

### **Entrance Vestibule**

Outer door with stained glass and leaded top light, glazed inner door to....

### **Lounge Hall - 5.31m x 3.15m (17'5" x 10'4")**

Space panelled walls and plate rail, brick fire place, sitting area below attractive feature leaded window with stained glass and leaded top light. Stairs to the first floor. Woodgrain click laminate flooring.

### **WC - 1.83m x 1.3m (6'0" x 4'3")**

Wash hand basin, low level WC. Fixture display and storage shelving, cloaks hanging area.

### **Lounge - 5.72m x 4.44m (18'9" into bay x 14'7")**

Wide Upvc double glazed bay window, stripped flooring, ornate open fireplace with basket grate.

### **Rear Lounge - 4.57m x 4.11m (15'0" x 13'6")**

Woodgrain laminate flooring, log burner to chimney recess with timber mantle, open plan to...

### **Dining Room - 3.48m x 3.91m (11'5" x 12'10")**

Three double glazed 'Velux' roof lights, Upvc double glazed double doors and side windows lead to the rear garden. Woodgrain laminate flooring.

### **Breakfast Kitchen - 6.53m x 3.51m (21'5" x 11'6")**

Inset Belfast style sink unit, 'Corian' working surfaces incorporating drainer and breakfast bar, a range of base units with cupboards and drawers, wall cupboards, range cooker with seven gas burners, two ovens and grill, cooker hood above. Recess for American style fridge freezer, integral dishwasher.

### **First Floor Landing**

Upvc double glazed window.

### **Bedroom 2 - 3.12m x 4.42m (10'3" excluding door recess x 14'6")**

Upvc double glazed window.

### **Ensuite - 3.15m x 1.63m (10'4" x 5'4")**

Pedestal wash hand basin, low level WC, walk in shower enclosure with thermostatic hand held and rain head showers. Chrome towel rail/ radiator, three quarter tiled walls, recessed spotlighting. Upvc double glazed window.



**Bedroom 3** - 4.57m x 4.11m (15'0" x 13'6")

Upvc double glazed window. Attractive cast iron fireplace.

**Bedroom 4** - 5.31m x 3.18m (17'5" x 10'5")

Upvc double glazed window. Attractive period fireplace. This room is installed with kitchen fitments including single drainer, one and half bowl sink unit and mixer tap, base units with cupboards and drawers and wall cupboards, working surfaces. One and half electric oven, laminate flooring.

**Bedroom 5** - 3.05m x 3.56m (10'0" excluding door recess x 11'8")

Woodgrain laminate flooring, Upvc double glazed window.

**Bathroom** - 2.46m x 3.78m (8'1" x 12'5")

Wash hand basin, low level WC, twin grip bath, large walk in shower enclosure with thermostatic rain head and hand held showers. Part wall tiling, tiled floor. Towel rail/ radiator. Recessed spotlighting. Two Upvc double glazed windows.

**Second Floor****Master Bedroom Suite****Bedroom** - 4.7m x 3.84m (15'5" x 12'7" overall)

Double glazed 'Velux' style roof light, recessed double wardrobe.

**Ensuite** - 1.35m x 2.49m (4'5" x 8'2")

Bowl sink unit, low level WC, walk in double shower enclosure with thermostatic shower. Tiled walls and floor, recessed spotlighting, towel rail/ radiator, double glazed 'Velux' window.

**Walk In Closet** - 2.31m x 4.01m (7'7" including areas of reduced head height x 13'2")

Double glazed 'Velux' window.

**Useful Store Room****Outside**

The property stands in established gardens to both front and rear, the front garden is block paved and provides off road parking for several vehicles. The established and attractive rear garden is planned with a decked patio, bistro patio, lawn, ornamental pond, borders stocked with a variety of established shrubs, plants and bamboos. Second paved patio. Outdoor bar. There is a brick outbuilding which has been converted into a bike/ garden store and laundry room with plumbing for washing machine. –

**Council Tax**

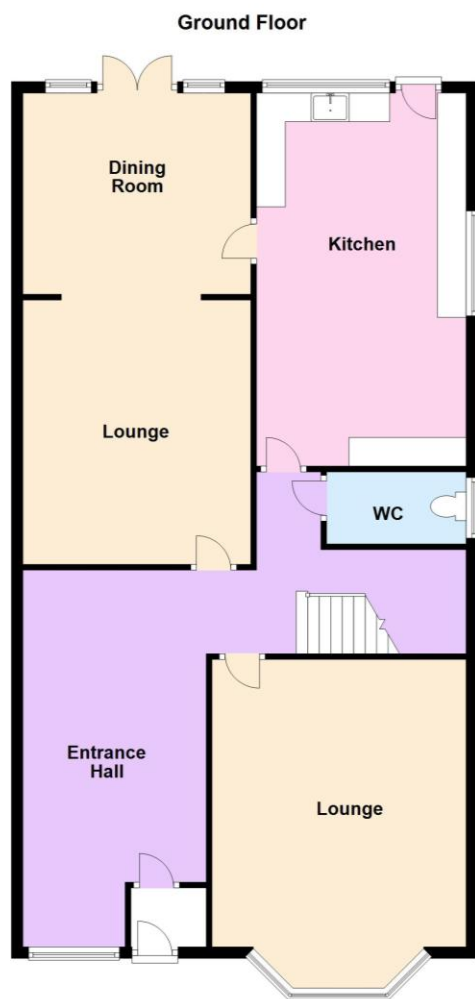
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**Tenure**

Leasehold for 999 years from 1 November 1957 with a ground rent of £11







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 74                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 47      |                         |
| (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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