



**7 Silverthorne Drive
Hesketh Park, PR9 9PF £450,000
'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

Nestled within a highly sought-after cul-de-sac in the picturesque Hesketh Park area, this rare-to-market four-bedroom detached dormer bungalow offers an exceptional opportunity for those seeking space, character, and versatility. Surrounded by mature trees and established greenery, the home sits on a generous plot and boasts beautifully landscaped gardens that are truly a standout feature, complete with a charming feature castle! creating a magical garden escape. The main residence offers a wealth of flexible living space with multiple reception rooms, ideal for both formal entertaining and relaxed family living. The property provides a blank canvas to make this home your own with kitchen linking the dining room at the rear, while the spacious layout lends itself perfectly to a variety of lifestyles. To the rear, an impressive one-bedroom annex, affectionately known as "The Garden Flat" adjoins the large garage and provides private accommodation ideal for an independent relative, older teenager, or even guest quarters.

Enclosed Entrance Vestibule

Upvc double glazed double outer doors, tiled flooring with inset matwell. Glazed inner door leads to...

Reception Hall

Stripped flooring, generous in size with glazed internal door to fixed staircase providing access to first floor and door to under stairs storage cupboard housing fuse board and meters.

Bedroom 1 - 4.52m x 3.94m (14'10" into bay x 12'11")

Upvc double glazed splayed bay to front, part wall tiling, pedestal wash hand basin and wall light points. Stripped wooden flooring.

Bedroom 2 - 3.91m x 3.33m (12'10" x 10'11" to rear of wardrobes)

Upvc double glazed window to front, fitted wardrobes with vanity mirrored frontage, wall light points and stripped wooden flooring.

Bedroom 3 - 3.33m x 3.63m (10'11" x 11'11")

Upvc double glazed window, stripped wooden flooring.

Bathroom - 2.69m x 2.79m (8'10" x 9'2")

Upvc double glazed window, three piece white suite comprising of low level WC, pedestal wash hand basin and p shaped panelled bath with curved shower screen, wall grip and mixer tap with shower attachment. Tiled walls and flooring, two heated towel rails and built in cupboard with shelving.

Rear Lounge - 4.98m x 3.94m (16'4" x 12'11")

Two arched glazed opaque and leaded side windows, stripped wooden flooring, electric fire with marble interior, hearth and wooden fire surround. Double glazed sliding patio doors lead to....

Conservatory - 5.18m x 3.71m (17'0" x 12'2" overall)

Upvc double glazed door and window overlooks gardens to the rear. Centrally heated with tiled flooring and recessed spotlighting.

Dining Room - 4.72m x 2.72m (15'6" x 8'11")

Upvc double glazed window overlooks gardens with glazed sliding door to kitchen and stripped wooden flooring.

Kitchen - 5.92m x 2.49m (19'5" x 8'2")

Upvc double glazed window overlooks gardens, glazed door leads back to entrance hall and separate door to outer porch with glazed door to side/ rear and separate door to built in larder cupboard. Main kitchen comprises of a range of base units with cupboards and drawers, wall and glazed China cupboards, working surfaces with two and a half bowl sink unit with mixer tap. Wall cupboard houses 'Ideal' central heated boiler system. Appliances include four ring gas hob.



First Floor

Stripped wooden flooring and door leads to useful loft/ eaves, separate built in cupboard and open plan access leading to...

Bedroom 4 - 5.03m x 3.23m (16'6" excluding entry door recess x 10'7" overall)

Double glazed window, wall light points and stripped wooden flooring. Door leads to ensuite and further doors to useful built in storage cupboards and access to eaves.

En-suite - 1.5m x 2.18m (4'11" x 7'2" into recess)

Block glazed window, low level WC, pedestal wash hand basin and step in shower enclosure with electric shower, door to useful built in linen cupboard and part wall tiling.

Outside

Driveway access to front is arranged for ease of maintenance with access via double wrought iron gates providing off road parking for numerous vehicles and raised flower borders well stocked. Up and over door side entrance access leads via driveway to a garage measuring 35'6" x 10' overall with up and over door access, glazed window, electric light and power supply and working pit. Open plan from rear of garage leads to workshop and doorway providing hard surfaces rear passage access to garden at the rear. Curtesy door leads to enclosed gardens and the annexe known as 'The Garden Flat.' The rear garden is shaped laid to lawn, hard surface pathways well screened and private with stocked borders including a variety of plants, shrubs and trees, garden pergola and feature castle! In the opinion of the estate agents the rear garden is a most definite feature.

'The Garden Flat'

Inner Hall - 1.65m x 1.75m (5'5" x 5'9")

Bathroom - 1.65m x 2.31m (5'5" x 7'7")

Low level WC, pedestal wash hand basin and twin grip panelled bath, tiled wall and flooring.

Kitchen - 3.53m x 2.41m (11'7" x 7'11")

Upvc double glazed window overlooks gardens, base units with cupboards and drawers, wall cupboards, working surfaces with single bowl sink twin drainer and mixer tap. Part wall tiling, tiled flooring and door leads to...

Lounge - 3.56m x 3.96m (11'8" x 13'0")

Upvc double glazed window overlooks gardens, Upvc double glazed door provides access and separate door leads to....

Bedroom - 3.35m x 2.41m (11'0" x 7'11")

Upvc double glazed window to garden.

Council Tax

Sefton MBC band E.

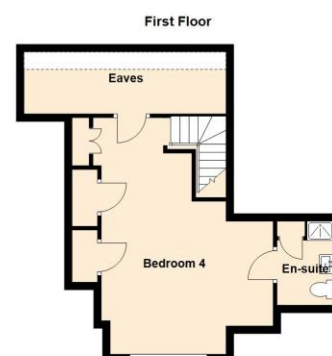
Tenure

Freehold.

Note: Please note the solar panelling to the rear of the property is redundant.



Ground Floor inc The Garden Flat



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