



**22 Hesketh Road
Southport, PR9 9PD, £950,000
'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

Enjoying a prominent location in the Hesketh Road Conservation Area and backing onto the 15th fairway of Hesketh Golf Club, this fabulous detached, family house provides generous living accommodation of considerable character. Installed with both gas central heated and Upvc double glazing the accommodation briefly includes entrance porch, magnificent dining hall with three quarter oak panelling, spacious lounge with turret bay overlooking the rear garden, sitting room, breakfast room, dining kitchen, WC, on the first floor there are five double bedrooms, an ensuite shower room and family bathroom and there are two further bedrooms and a bathroom on the second floor. There is an extensive basement with access to a two car width garage at the side. The property stands in generous gardens planned with lawn, borders, plants, shrubs a number of patio areas and the rear garden backs directly onto Hesketh Golf Club. The location is convenient for local amenities at Churchtown Village together with the main facilities at the Southport Town Centre.

Entrance Porch

Oak outer door with double glazed and leaded insert, tiled floor, inner door with leaded glazed insert and side window leading to...

Magnificent Dining Hall

Three quarter oak panelling incorporating oak fire surround with living flame coal effect gas fire and basket style grate. Oak inner doors with stained glass and leaded top lights and built in cupboard. Space panelled and beamed ceiling, Upvc double glazed and leaded windows overlooking the front garden with sandstone mullions and sills. Turned oak staircase to the first floor with handrail, spindles and newel post. Part glazed double doors lead to....

Lounge - 7.92m x 4.37m (26'0" x 14'4" extending to 17'1" average measurements)

Magnificent mahogany fire surround incorporating bevelled mirror, cast iron interior and tiled hearth. Wall light points. Wide, deep Upvc double glazed and leaded bay window with delightful views over the rear gardens and the 15th fairway at Hesketh Golf Club. Upvc double glazed and leaded door to the rear garden.

Sitting Room - 6.1m x 5.66m (20'0" x 18'7")

Upvc double glazed and leaded windows to curved bay overlooking the front garden, white painted fire surround with living flame coal effect gas fire and basket grate with canopy above.

Inner Hall

WC - 2.64m x 1.8m (8'8" x 5'11")

White vanity sink unit with drawers below, low level WC, storage cupboard. Half tiled walls and tiled floor, chrome towel rail/ radiator, recessed spotlighting, Upvc double glazed and leaded window.

Breakfast Kitchen - 4.37m x 3.45m (14'4" excluding bay x 11'4")

Upvc double glazed and leaded windows overlooking the rear garden with white one and half bowl sink unit and mixer tap below, a range of base units with cupboards and drawers, wall cupboards, glazed china cupboard, working surfaces. Midway wall tiling. De Dietrich four ring hob with cooker hood above, split level De Dietrich one and half electric oven, plumbing for dishwasher. Woodgrain laminate flooring, recessed spotlighting.

Breakfast Room - 3.12m x 4.09m (10'3" x 13'5")

Upvc double glazed windows and door to the rear garden. Door to the Basement.



First Floor Landing

Large spacious landing, Upvc double glazed and leaded window and stairs to the second floor.

Bedroom 1 - 6.2m x 5.61m (20'4" x 18'5")

Curved bay with Upvc double glazed and leaded windows.

Ensuite Shower Room - 2.64m x 1.78m (8'8" x 5'10")

Vanity bowl sink unit with drawers below, low level WC, large walk in shower enclosure with thermostatic hand held and rainhead showers. Chrome towel rail/ radiator, part wall tiling and tiled floor. Recessed spotlighting, extractor. Upvc double glazed window.

Bedroom 2 - 7.01m x 4.27m (23'0" x 14'0" extending to 17' overall)

Wide, deep bay window with Upvc double glazed and leaded windows overlooking the rear garden and Hesketh Golf Club.

Bedroom 3 - 4.37m x 3.96m (14'4" x 13'0")

Double glazed and leaded window overlooking the rear garden and Hesketh Golf Course.

Bedroom 4 - 4.67m x 3.76m (15'4" x 12'4")

Upvc double glazed and leaded window.

Bedroom 5 - 4.27m x 3.05m (14'0" x 10'0")

Upvc double glazed and leaded window and curtesy door to main bedroom making this an ideal dressing room/ nursery bedroom.

Second Floor

Spacious landing, access to loft storage area.

Bedroom 6 - 6.5m x 5.61m (21'4" x 18'5" overall)

Double glazed and leaded windows to front and side.

Bedroom 7 - 5.13m x 3.96m (16'10" x 13'0")

Double glazed windows to rear and side.

Bathroom - 3.12m x 3.53m (10'3" x 11'7")

Twin grip panelled bath, pedestal wash hand basin, low level WC, part wall tiling, tiled floor. Upvc double glazed and leaded window, leaded glazed door to the rooftop with delightful views of Hesketh Golf Club and the rear garden.

Lower Ground Floor

There is an extensive range of cellars approximately mirroring the accommodation of the ground floor and briefly including a number of rooms which measure 26' x 13'8" extending to 16'3", 9' x 22'3" with access to the garage, 23'2" x 17'10", 12'3" x 16'7" with 'Ideal' gas central heating boiler.

Laundry Room - 1.85m x 2.67m (6'1" x 8'9")

Outside

Ornamental railing and ornamental double gates lead to the front garden which is extensively block paved providing off road parking for numerous vehicles and leading to the garage. The garage measures 22'3" x 20'4" internally having a double width, electric up and over door, loft storage and access to the rear garden. The rear garden is a particular feature of the property, planned with patio areas, shaped lawns, borders stocked with a variety of trees, plants and shrubs and backing onto the 15th fairway at Hesketh Golf Club.

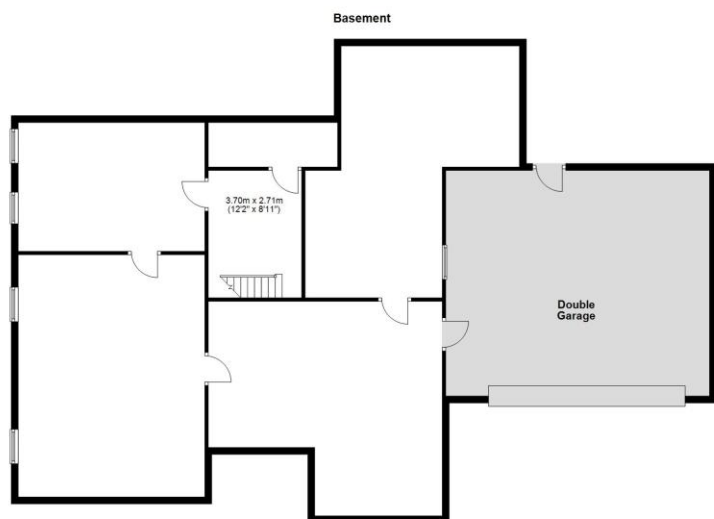
Council Tax

Sefton MBC band G.

Tenure

Freehold.





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