



**20 Brocklebank Road, Hesketh Park,
Southport, PR9 9LP
£600,000 Subject to Contract**

This fabulous detached property is situated in a much sought after residential location convenient for Churchtown Village, Hesketh Park and the facilities of the Southport Town Centre. Installed with both gas fired central heating and Upvc double glazing the adaptable accommodation briefly includes, spacious entrance hall, lounge, sitting room, a fabulous open plan living, dining, kitchen with a range of built in appliances, there is a master bedroom with ensuite shower room and on the first floor there are two further double bedrooms one with ensuite and a separate shower room. The property is complimented by established landscaped gardens to both the front and rear, there is off road car parking and a garage.

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Southport's Estate Agent

Entrance Porch

Upvc double glazed windows and outer door. Tiled floor, built in cupboards. Feature stained glass and leaded inner door and side windows and leading to...

Entrance Hall

Picture rail and decorative fretwork.

Cloakroom - 0.79m x 2.16m (2'7" x 7'1")

Wash hand basin, low level WC, part wall tiling and extractor.

Lounge - 5.79m x 4.22m (19'0" including bay x 13'10")

Wide bay window with double glazed, stained glass and leaded transoms. Two feature stained glass and leaded side windows, either side of a fireplace with a feature mahogany over mantle decorative cast iron interior, tiled interior and hearth.

Sitting Room - 4.65m x 4.27m (15'3" into bay x 14'0")

Attractive timber over mantle with decorative cast iron interior. Double glazed bay window with stained glass and leaded transoms.

Dining/ Sitting Room - 5m x 4.22m (16'5" x 13'10")

Upvc double glazed and leaded side windows, bifold doors to the patio and rear garden. Recessed light box with recessed spotlighting. Open plan to...

Kitchen - 6.15m x 3.61m (20'2" x 11'10")

Upvc double glazed windows to the side and rear. Installed with a range of contrast 'high gloss' white and grey units including; inset double bowl stainless steel sink unit and mixer tap working surfaces incorporating drainer, a range of base units with cupboards and drawers, wall cupboards. A range of appliances including washing machine, tumble dryer, wine fridge, larger fridge with freezer below and gas fired two ring Aga.

Bedroom 1 - 6.2m x 3.51m (20'4" x 11'6" to front of wardrobes)

Extensively fitted with a range of built in wardrobes to one wall incorporating centre TV recess, bedside drawer units, knee hole dressing table and drawers and further drawers. Two Upvc double glazed double doors to the rear garden.

Ensuite - 1.55m x 2.74m (5'1" x 9'0")

Vanity bowl sink unit with cupboards below, low level WC, step in double shower enclosure with electric shower. Tiled floor, chrome towel rail/ radiator. Recessed spotlighting and extractor, Upvc double glazed window.

First Floor Landing

With a range of useful built in cupboards.

Bedroom 2 - 4.22m x 4.27m (13'10" x 14'0")

Upvc double glazed window. A range of built in fittings including recess for bed with wardrobes to side, storage cupboards above, dressing table and drawers. Door providing access to a particularly spacious under eaves storage area.

Ensuite - 1.52m x 2.74m (5'0" x 9'0" extending to 10'8")

Upvc double glazed window. Vanity bowl sink unit with drawer below, low level WC, panelled bath with shower screen and electric shower, close boarded ceiling, recessed spotlighting. Chrome towel rail/ radiator.

Bedroom 3 - 4.22m x 4.27m (13'10" x 14'0")

Built in wardrobes, dressing table and drawers, Upvc double glazed window.

Shower Room - 2.74m x 1.83m (9'0" x 6'0")

Double walk in shower enclosure with 'Mira' electric shower, vanity bowl sink unit with drawers below, low level WC. Close boarded ceiling with recessed spotlighting. Chrome towel rail/ radiator. Upvc double glazed window.

Outside

The property stands in established landscaped gardens to both the front and rear. There is off road car parking to the front for a number of vehicles and a driveway at the side leads to a brick built garage measuring, 17'3" x 10'1" with electric light and power supply, electric up and over door and adjoining garden store. The delightful and private rear garden has been planned on a number of levels and has ornamental paved patio areas, inset planting, lawn, borders stocked with a variety of plants and shrubs. Summer house installed with electric light and power supply, internet creating an ideal home working environment.

Council Tax

Sefton MBC band G.

Tenure

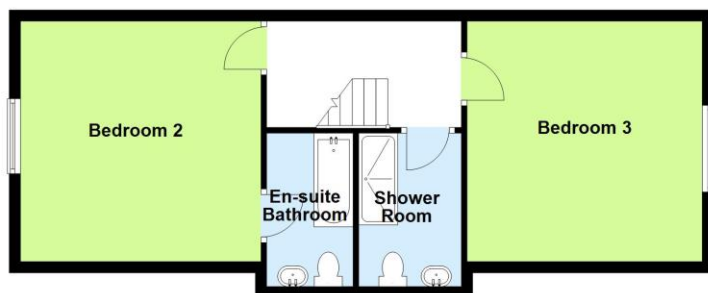
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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