



**‘Court View’ 13 Brocklebank Road
Hesketh Park, PR9 9LL £785,000
‘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

A Stunning, Modernised Five-Bedroom Family Home with Stylish Interiors, Private Tiered Gardens and a Prime, Much Sought After Hesketh Park Address. Set on established, mature grounds and backing directly onto Southport Argyle Lawn Tennis Club, this beautifully modernised and very much improved detached house offers thoughtfully planned accommodation ideal for busy family life. A welcoming reception hallway flows to multiple reception rooms, a generous WC, a contemporary open-plan living kitchen for everyday dining and entertaining and overlooking rear gardens, a dedicated home office and a practical utility. The first floor provides four well-proportioned bedrooms, including a principal suite with a modern en-suite, served by a separate contemporary family shower room and separate WC. A further staircase rises to a generous second-floor guest bedroom, perfect for independent relative or teenager suite. Outside, the gardens are a real feature, arranged over two private, well-screened tiers that deliver superb space for play and relaxation while enjoying the leafy backdrop of the tennis courts. Hesketh Park places you within easy reach of the beautiful Churchtown Village, Southport Town Centre, everyday amenities and convenient commuter links.

Open Pillared Entrance Vestibule

Open pillared entrance with tiled flooring Upvc double glazed opaque leaded stained glass window, 'Rock' inner door with opaque stained and leaded light insert leading to...

Reception Hall

Generous in size measuring approximately 16'11" x 16'11" into recess with attractive Karndean flooring and space panelling to plate rail. Open display recess with painted fireplace and mantle piece. Staircase leads to first floor with handrail, spindles and newel post. Wall light points and door leads to...

WC - 1.63m x 1.96m (5'4" x 6'5")

Opaque Upvc double glazed side window with two piece matching suite comprising of vanity wash hand basin with mixer tap and granite tops, shaker style cupboards below incorporating low level WC and Karndean flooring laid. Separate door leads to under stairs storage cupboard also housing the electrical consumer unit and meters.

Lounge/ Dining Area - 5.08m x 4.01m (16'8" into bay x 13'2" into recess)

Upvc double glazed bay window to front, Karndean flooring laid with remote control inset contemporary style fire to chimney breast. Painted panelling to ceiling and wall light points. Space saving folded glazed doors provide open plan access back to reception hall.

Living Room - 5.16m x 4.6m (16'11" x 15'1" into recess)

Upvc double glazed window to front, two opaque Upvc double glazed windows to side. Remote control contemporary style living flame gas fire inset to chimney breast with limestone interior and surround. Karndean flooring and coving.

Living Breakfast Kitchen - 3.33m x 7.11m (10'11" x 23'4" overall)

Upvc double glazed doors with side screens lead to raised patio area and garden at the rear. Living/ dining area open plan to modern style kitchen arranged in a white gloss style with a number of base units with cupboards and drawers, wall cupboards with LED under unit lighting and granite working surfaces with inset one and half bowl sink unit, rinser tap and drainer. Appliances include fan assisted AEG oven, eye level AEG microwave oven and AEG fridge. Baumatic five burner gas hob with AEG extractor over and granite splashback. Integral AEG dishwasher, Karndean flooring laid, recessed spotlighting and door leads to...

Home Office/ Utility - 3.81m x 3.33m (12'6" reducing to 7'11" x 10'11" excluding rear porch access)

This living area currently utilised as an office has, Opaque Upvc double glazed side windows with built in cupboards and drawers housing 'Valiant' central heated boiler system. Karndean flooring continues with recessed spotlighting. Step leads down to rear open porch and Upvc double glazed door to garden. Useful living or office space. Door leads to...

Utility Room - 2.29m x 1.68m (7'6" x 5'6")

Wall cupboards and base units with granite working surfaces and inset Belfast style sink unit with mixer tap. Integral AEG freezer plumbing for washing machine. Karndean flooring.



First Floor

Split level landing access with Upvc double glazed picture window to side and staircase to recess leading to second floor.

Master Bedroom - 5.05m x 4.01m (16'7" from bay to rear of wardrobes x 13'2")

Upvc double glazed bay window to front, door leads to...

Ensuite - 3.07m x 2.77m (10'1" x 9'1")

Opaque Upvc double glazed window with three piece modern white suite comprising of low level WC, vanity wash hand basin with mixer tap, cupboards below tall wall floating cupboard and entry level shower access with plumbed in deluge style shower unit and hand held shower attachment. Porcelanosa ceramic wall and floor tiling, ladder style chrome heated towel rail. Recessed spotlighting.

Bedroom 2 - 5.13m x 4.24m (16'10" x 13'11")

Upvc double glazed window.

Bedroom 3 - 3.35m x 3.18m (11'0" to rear of wardrobes x 10'5")

Upvc double glazed window to rear.

Bedroom 4 - 3.33m x 4.24m (10'11" x 13'11" into recess)

Upvc double glazed window to rear.

Shower Room - 2.44m x 2.59m (8'0" x 8'6")

Opaque Upvc double glazed window with two piece suite comprising of vanity wash hand basin with useful drawers below, mixer tap and entry level walk in shower enclosure with plumbed in rainfall style shower, hand held shower attachment. Part wall Porcelanosa tiling with heated towel rail, tiled flooring and useful built in storage cupboard under stairs also houses hot water cylinder. Recessed spotlighting.

WC - 1.6m x 0.86m (5'3" x 2'10")

Opaque Upvc double glazed window, low level WC, Porcelanosa tiled flooring and recessed spotlighting.

Second Floor

Guest Bedroom Suite - 6.91m x 2.84m (22'8" x 9'4" extending to 11' overall)

Upvc double glazed window to side with partially vaulted ceiling and door to extensive storage space. Guest suite is perfect as a teenager suite or independent living relative.

Outside

The property is well set back from the road and walled to front and rear with wrought iron gated access and Indian stone driveway providing off road parking for numerous vehicles with shaped lawn and edged borders with a variety of plants, shrubs and trees. Driveway access continues via timber double secure side gates to rear. There is also a feature lamp post to front. The enclosed rear garden is arranged over two levels with Indian stone patio stepping to enclosed garden with rockery area, well established borders with a variety of plants, shrubs and trees and steps leading to lower tier area, well screened with rockery and a variety of plants, shrubs and trees. The property is well screened with a variety of conifer trees and not directly overlooked currently backing onto the Southport Argyle Lawn Tennis Club. Separate storage area to side of property.

Council Tax

Sefton MBC band G.

Tenure

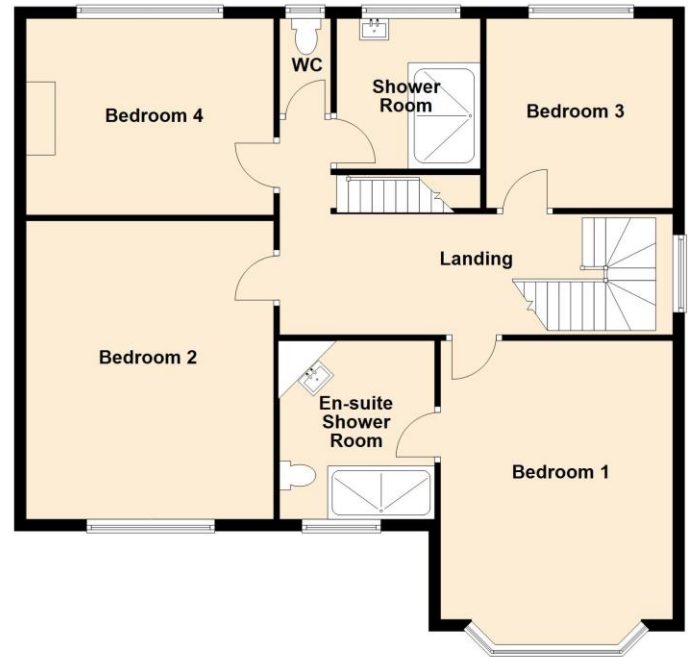
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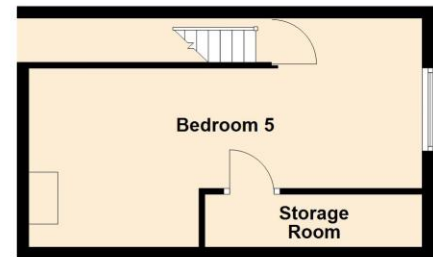
Ground Floor



First Floor



Second Floor



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