



**64 Leyland Road, Hesketh Park
Southport, PR9 9JA £375,000
'Subject to Contract'**

This original four-bedroom, semi-detached character home, now elegantly reimaged as a three-bedroom, boasts an inviting reception hall leading to a utility and WC. The front lounge radiates charm, while the rear living room, open to a sleek breakfast kitchen, is perfect for entertaining, with bifold doors that open to mature gardens. The redesigned layout now features a luxurious master suite with study or dressing area and en-suite, alongside a separate family bathroom. Set on a generous plot with established gardens, the home offers ample off-road parking and a rear garage. Conveniently located for Hesketh Park, local shops, bus routes, and Southport's Lord Street, this is a stunning family home not to be missed.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

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

Enclosed Entrance Vestibule

Composite outer door with opaque double glazed and leaded insert including side window leading to vestibule. Tiled flooring with glazed inner door leading to....

Reception Hall

'Amtico' flooring, centre staircase leading to first floor with handrail, spindles and newel post. Cupboard to understairs and door to....

Cloakroom/Wc & Utility Area - 1.78m x 2.03m (5'10" x 6'8" including areas of reduced head height)

Opaque Upvc double glazed window to side, corner wash hand basin with mixer tap and low level WC. Midway wall tiling, doorway to utility area located to understairs housing wall mounted 'Ariston' central heating boiler and plumbing for washing machine. Upvc double glazed window to side.

Lounge - 4.65m x 3.94m (15'3" into bay x 12'11" into recess)

Upvc double glazed bay window to front, stripped wooden flooring and period style fire surround over tiled hearth with coal effect gas fire inset. Picture rail, coving and ceiling moulding.

Living Room - 5.59m x 3.45m (18'4" x 11'4" into recess)

Upvc double glazed Bi-Folding doors leading to rear garden, 'Amtico' flooring continues with space saving sliding door leading to reception hallway. Remote control living flame gas fire inset to chimney breast. Picture rail and ceiling moulding. Glazed folding doors open to.....

Breakfast Kitchen - 5.56m x 2.72m (18'3" x 8'11")

Upvc double glazed picture style window maximises natural light overlooking established gardens to rear. Upvc double glazed door and window to side. Kitchen arranged in an attractive shaker style including a number of built-in base units with cupboards and drawers, freestanding breakfast bar and Butcher Block working surfaces with twin Belfast style sink unit including mixer tap. The kitchen is also fitted with a range of bespoke pan drawers including matching side dresser. Appliances include; four ring induction style hob with splash back, electric oven and 'Electrolux' fridge freezer. 'Amtico' flooring continues.

Landing

Opaque Upvc double glazed window to side.

Master Bedroom Suite - 5.38m x 3.45m (17'8" x 11'4" into recess)

Upvc double glazed window overlooking garden to rear with fitted wardrobes including hanging space and shelving. Picture rail, ceiling moulding. Archway leads to....

Study/Potential Dressing Area - 2.72m x 1.63m (8'11" x 5'4")

Upvc double glazed window overlooking rear, currently in use as a home study but could easily be transformed into a walk-in dressing area with picture rail and recess spotlighting. Door to....

En-Suite Shower - 1.37m x 2.67m (4'6" x 8'9")

Opaque Upvc double glazed side window, three piece modern white suite including low level WC incorporating vanity wash hand basin with mixer tap. Illuminated vanity wall mirror and entry level shower enclosure with glazed shower screen and thermostatic shower. Partial wall tiling and underfloor heating. Recess spot lighting.

Bedroom 2 - 4.85m x 3.94m (15'11" to front of wardrobes x 12'11" into recess)

Upvc double glazed window, Stripped wooden flooring and wardrobe with hanging space and shelving. Picture rail and ceiling moulding.

Bedroom 3 - 3.94m x 2.24m (12'11" x 7'4")

Upvc double glazed window, loft access point via drop down ladder. Wall shelving.

Bathroom/WC - 2.64m x 2.11m (8'8" x 6'11")

Two opaque Upvc double glazed windows. Three-piece modern white suite with low level WC, vanity wash hand basin with mixer tap and illuminated vanity wall mirror. L-shaped panelled bath with shower screen, 'Triton' electric shower, partial wall tiling and ceramic wall tiling with underfloor heating.

Outside

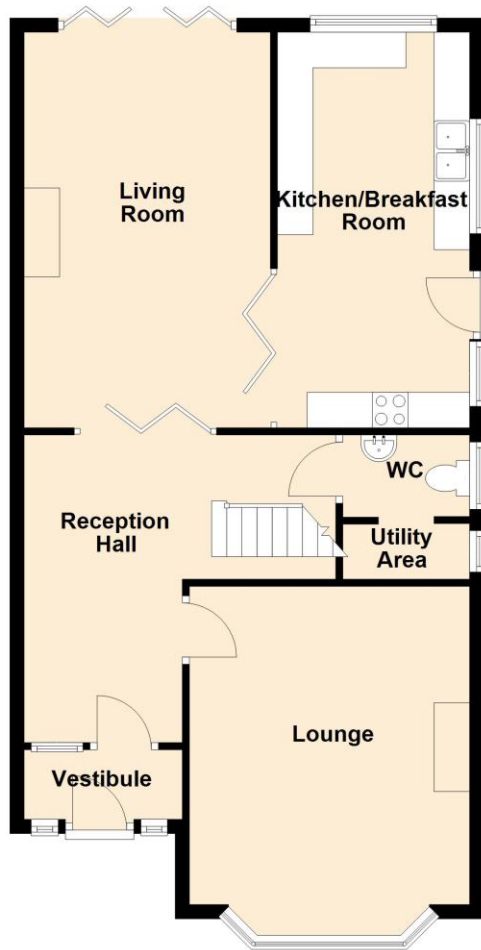
The property is set well back from the road, enjoying established and mature gardens with secure gated access via a front driveway offering off-road parking for multiple vehicles. The garden is beautifully enhanced by flower borders filled with plants and shrubs, a loose bark feature, and secure side gated access approximately 6'11" wide leading to a rear garage. The garage, measuring 27'7" by 8', is equipped with electric light and power supply, and connects to an open-plan workshop area. The rear garden is a standout feature, with a generous layout including a crazy-paved patio, loose stone borders, established lawn and planting, offering privacy and not being directly overlooked. With seating areas throughout, this outdoor space is ideal for families.

Tenure

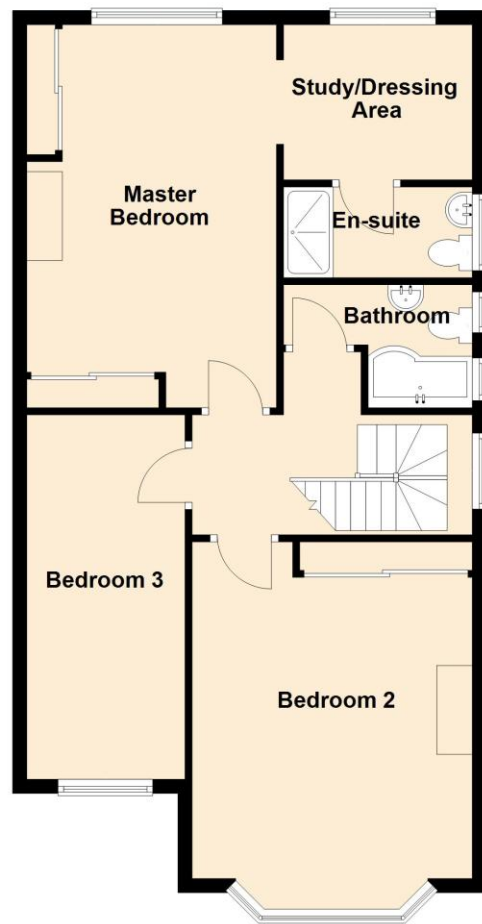
Freehold



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.