



-  First Floor Apartment
-  Three Bedrooms – One En-Suite
-  Basement Storage Suite

-  Garage
-  Private, Landscaped Rear Garden
-  Inspection Highly Recommended

Price: offers in the region of **£260,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Early inspection is highly recommended of this magnificent, spacious apartment, occupying the whole of the first floor of this traditional Victorian house, positioned in the sought after area of Hesketh Park, well placed for accessing the amenities of Southport town centre.

The gas centrally heated and double glazed accommodation briefly comprises: Private Side Entrance with staircase up to the central Landing and doors accessing front Living Room, Kitchen open to Dining Room, Bedroom 1 with modern En-Suite Shower Room and Walk in Wardrobe, Bedroom 2, Bedroom 3 (currently arranged as Study) and main Bathroom. One of the key features of the property is the private, landscaped, rear garden with summerhouse, established trees and bushes, offering the buyer a peaceful haven to relax in.

The property also benefits from a suite of cellar rooms for storage. Externally, a single garage with remotely operated door stands to the rear of the main building, with gated access to the private garden.



Ground Floor:

Private Entrance Vestibule

Landing

Living Room - 5.33m x 4.55m (17'6" x 14'11")

Kitchen/Dining Room - 5.33m x 5.23m (17'6" x 17'2")

Bedroom 1 - 4.19m x 3.02m (13'9" x 9'11")

Walk In Wardrobe - 1.57m x 1.55m (5'2" x 5'1")

En-Suite Shower Room - 2.51m x 1.55m (8'3" x 5'1")

Bedroom 2 - 5m x 3.94m (16'5" x 12'11")

Bedroom 3 - 3.56m x 1.8m (11'8" x 5'11")

Bathroom - 4.24m x 1.78m (13'11" x 5'10")

Basement Suite

Room (1)- 6.62m (21'9") x 2.05m (6'9")

Room (2) 5.50m (18') x 4.59m (15'1")

Room (3) 1.89m (6'2") x 1.85m (6'1")

Outside: A tarmac driveway leads to the garage with remotely operated up and over roller door to front, window to side, power and light connected. A garden store stands behind the garage with gate leading to a delightful private garden, landscaped with many features including a timber summer house with electrics, patio areas, shaped lawn with established borders of shrubs and trees.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

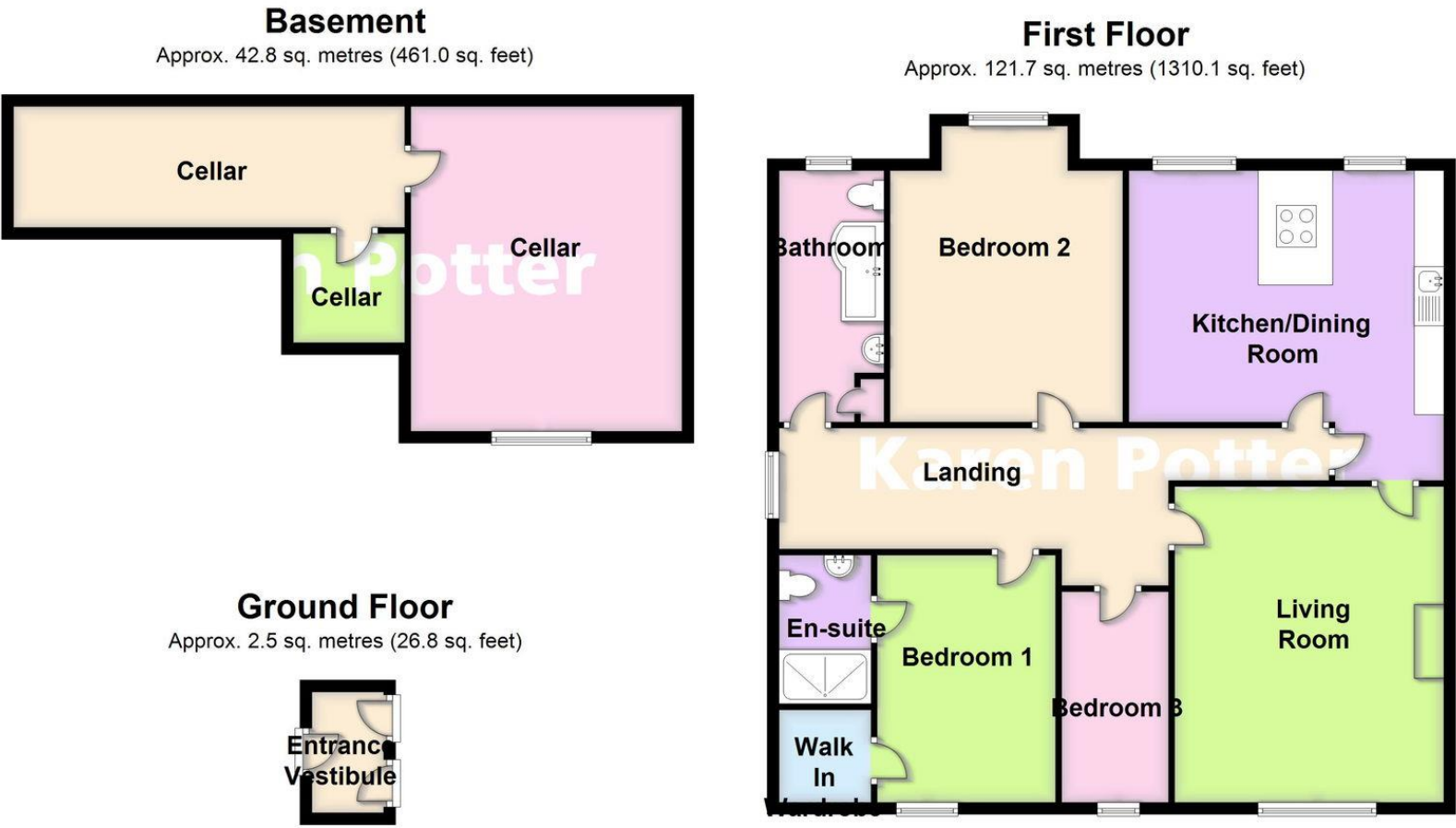
Tenure: Leasehold for a residue term of 999 years from 1st October 1981 with a fixed annual ground rent of £10.

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

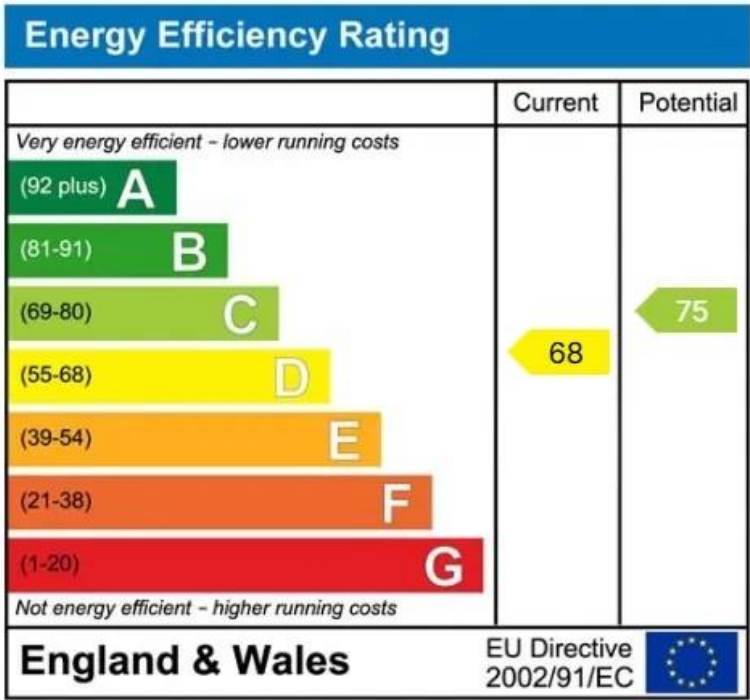
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2025 All Rights Reserved



Total area: approx. 167.0 sq. metres (1798.0 sq. feet)



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport

PR9 0NW

01704 500 008

www.karenpotter.co.uk