



**Karen
Potter** THE
ESTATE
AGENT

Cliff Road, Southport
PR9 0JY

£725,000

Subject to contract



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A rare opportunity to purchase an outstanding detached residence, located within a highly sought after area adjacent to Hesketh Park, within convenient access of both Southport Town Centre and the many amenities of the historic Churchtown Village.

The property is a much-loved home that has been carefully and thoughtfully updated to the current owners' exacting standards including a fully fitted Kitchen; an outstanding bespoke Conservatory, refurbished Bathrooms; and stunning landscaped gardens.

Arranged across two floors, the centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Kitchen, Conservatory, Utility, two ground floor double Bedrooms (each with fitted wardrobes and one with En-Suite Shower Room) and a main Bathroom. A loft conversion provides the principal Bedroom, again with fitted wardrobes and En-Suite Shower Room.

Outside, a block paved carriage sweep driveway provides off road parking for a number of vehicles and leads to the double garage. The rear garden is arranged with paved patio, shaped lawn, well stocked mature borders and timber garden store.

This is an opportunity not to be missed.



Ground Floor

Approx. 182.0 sq. metres (1958.5 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



Total area: approx. 228.5 sq. metres (2459.6 sq. feet)



Ground Floor:

Entrance Vestibule - 2.44m x 1.52m (8'0" x 5'0")

Hall

Living Room - 6.27m x 4.22m (20'7" x 13'10")

Kitchen - 6.27m x 4.55m (20'7" x 14'11")

Conservatory - 5.94m x 3.3m (19'6" x 10'10")

Bedroom 1 - 4.83m x 4.22m (15'10" x 13'10" max)

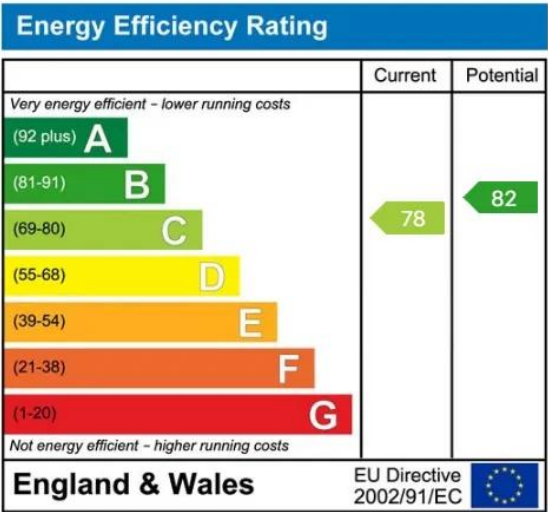
Bedroom 2 - 4.24m x 3.94m (13'11" max x 12'11")

En Suite - 2.82m x 1.98m (9'3" max x 6'6" max)

Bathroom - 2.95m x 2.59m (9'8" x 8'6")

Utility - 2.72m x 1.22m (8'11" x 4'0")

Garage - 5.46m x 4.88m (17'11" x 16'0")



First Floor:

Landing

Bedroom 3 - 5.51m x 5.38m (18'1" max x 17'8" max)

En Suite

Outside:

A block paved carriage sweep driveway provides off road parking for a number of vehicles and leads to the double garage. The rear garden is arranged with paved patio, shaped lawn , well stocked mature borders and timber garden store.

Council Tax:

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

Tenure:

Freehold

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.

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