



## Woodlands Close, Hesketh Park, Southport, PR9 9PN

An excellent opportunity has arisen to purchase a superb detached family house which is located within a private road of just four properties off Rawlinson Road, close to Hesketh Park and within convenient distance of Southport Town Centre and Churchtown Village.

Offering well planned, pleasantly proportioned, bright and spacious accommodation, the property has had the benefit of a new fitted Kitchen with integrated appliances, new En Suite Shower Room, new feature staircase and patio, all installed since 2021.

Gas central heating and upvc double glazing are installed with the accommodation briefly comprising Hall with fitted Cloakroom/wc., rear Lounge with French doors to the rear garden, rear Dining Room, front Snug, Fitted Kitchen, Utility Room and Conservatory to the ground floor. To the first floor there are four bedrooms (the principal with spacious en-suite Shower Room and main bathroom/wc with separate shower).

Outside there are gardens to the front and rear, ample parking to the front of the property and an integral double garage with electric door and interior courtesy access to the house.

**Price: £525,000 Subject to Contract**

Viewing: Strictly with the Agents (01704) 500 008

## GROUND FLOOR:

### HALL

### FITTED CLOAKROOM/ WC

### LOUNGE

5.69m x 3.56m (18'8" x 11'8") overall



### DINING ROOM

5.33m into bay x 3.89m (17'6" x 12'9")



### SNUG

3.18m x 2.69m (10'5" x 8'10")



### KITCHEN

4.98m x 2.44m (16'4" x 8'0")



### UTILITY ROOM

2.44m x 1.45m (8'0" x 4'9")



## FIRST FLOOR:

### BEDROOM 1

4.88m x 3.84m (16'0" x 12'7")



### EN SUITE SHOWER ROOM

2.57m x 2.49m (8'5" x 8'2")



### BEDROOM 2

4.93m x 3.78m (16'2" x 12'5")



### BEDROOM 3

4.14m x 3.12m (13'7" x 10'3")



### BEDROOM 4

3.58m x 3.56m (11'9" x 11'8")



### BATHROOM

2.9m x 1.91m (9'6" x 6'3")



### Outside:

There are established gardens to the front and rear of the property, the front incorporating a driveway leading to an integrated double width Garage (16'2 wide x 12'5" deep) installed with electrically operated door and interior courtesy door leading into the house. The rear garden is planned with lawn, borders and feature paved patio.

### Please note:

Woodlands Close is a private road serving four homes and is unadopted by the Council. The owner of this property also owns the entrance section of the cul-de-sac with the three remaining owners having right of way to reach their property.

### Council Tax:

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

### Tenure:

Freehold

### Mobile Phone Signal

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

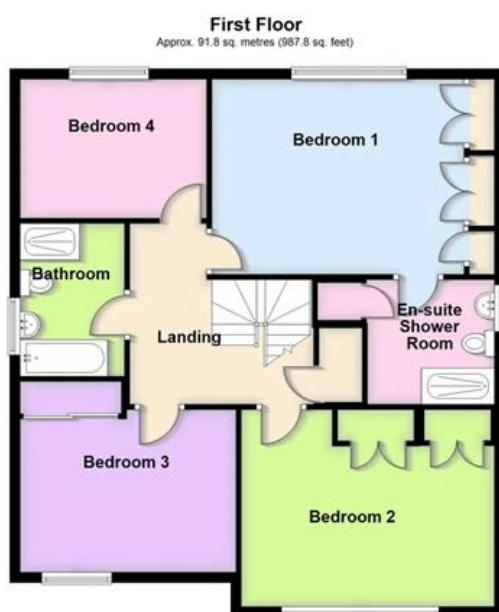
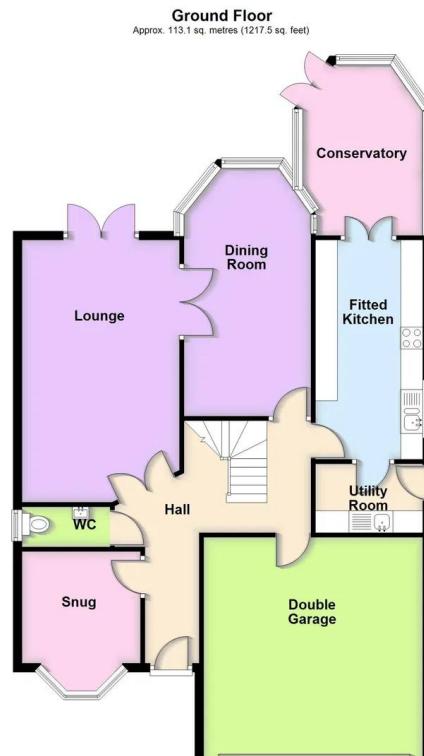
### Broadband

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	