

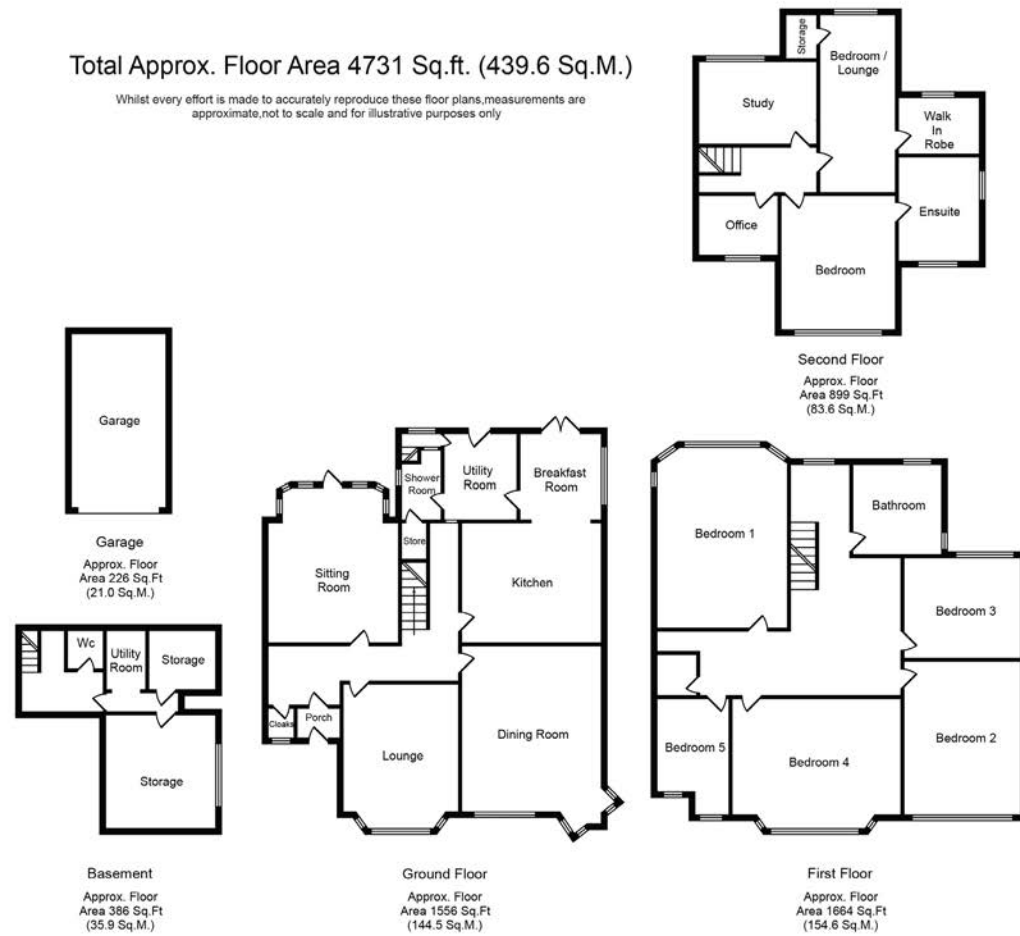


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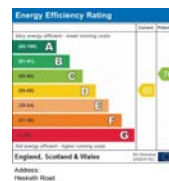
Total Approx. Floor Area 4731 Sq.ft. (439.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: F

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Hesketh Road, Southport
 Offers in Excess of £600,000



It is with pleasure that Arnold & Phillips bring to market this superbly appointed and beautifully presented double fronted six bedroom semi-detached family home, arranged over four inviting floors located along the picturesque and tree lined Hesketh Road in Churchtown, Southport.

Ideally situated, this spacious and well-considered family residence is located equidistant from the beautiful and historic Churchtown Village and Southport Town Centre. Churchtown Village with its many independent businesses, Botanical Gardens and highly regarded local schools provides a beautiful place to live, whilst Southport Town Centre, with its excellent transport and commuter links, vibrant town centre and seafront attractions along with period Victorian charm, provide an abundance of amenities all within close reach.

Situated within an impressive plot featuring an extensive block paved chariots driveway and well-manicured established front gardens, this private residence is accessed via the impressive front entrance, with one received into a large and naturally lit wood panelled entrance hallway. The front of the property provides two extensive bay-fronted reception rooms, with a further bayed reception room to the rear with modern patio doors. All reception rooms are centred around beautiful feature fireplaces and all benefit from dramatic high ceilings displaying detailed original coving one bespoke original features. Character is provided in abundance, with original doors fitted throughout this traditional property and lend themselves aptly to the premium sense of authenticity on display throughout. The right rear of the property enjoys a large and extended open aspect family dining kitchen, fitted in a range of wooden wall and base units with central island, with integrated appliances and stylish contrasting work-surfaces. An adjoining breakfast room, a utility room, a cloakroom and a utility room/wc complete the ground floor accommodation.

The first floor provides five spacious double bedrooms all of which enjoy generous proportions and a modern yet traditional decor throughout. This floor is served well by a spacious modern family bathroom. The second floor provides an additional sixth double bedroom with adjoining spacious en-suite bathroom and walk in wardrobe, with a further two separate rooms, presently utilised as an office and additional study. This top floor would provide an ideal integral annexe for family teenagers or additional family members living within this expansive property.

The rear of the property is not overlooked and provides large and well-established premium gardens which are beautifully landscaped and predominantly laid to lawn and bordered by established trees and plants. An extensive raised patio terrace, detached garage with rear decking area and stunning outlook, provide a perfect place for entertaining and dining al-fresco.

With gas central heating throughout, along with stunning original features, substantial basement cellar with internal access and ideal positioning, this beautifully appointed family home impresses from all angles and is well worthy of internal inspection. Early viewing will be essential to avoid disappointment.

