



**47 Hesketh Drive, Southport, PR9 7JG**

**£575,000**

**Subject to Contract**

This fabulous detached family home offers generous and tastefully appointed accommodation, blending period charm with contemporary living, all set within a sought-after residential area. The residence is ideally located for easy access to Churchtown Village and popular local schools, making it a perfect choice for those seeking both convenience and a peaceful setting. Early viewing is highly recommended to fully appreciate all this exceptional property has to offer.

The centrally heated and double glazed accommodation briefly includes; vestibule, a welcoming entrance hall, lounge, dining room, breakfast kitchen, conservatory and utility room. On the first floor there are five bedrooms and two bathrooms. The delightful gardens are a feature and there is parking and a garage.

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*Southport's Estate Agent*

### Open Canopied Porch

Tiled floor, double outer storm doors.

### Enclosed Vestibule

Tiled floor and matwell. Figure glazed inner door leading to...

### Entrance Hall

Space panelled wall and plate rail, stairs to the first floor, oak flooring.

### WC

Wash hand basin, low level WC. Feature Upvc double glazed and leaded window, recessed spotlighting, cloaks hanging area, access to under stairs cupboard. Oak flooring.

### Lounge - 5.08m x 4.37m (16'8" into bay x 14'4")

Leaded window with stained glass and leaded transoms. Stained glass and leaded side windows. Multi fuel stove with attractive surround and hearth. Decorative panelling to ceiling and coving.

### Dining Room - 5.33m x 4.57m (17'6" into bay x 15'0" into inglenook)

Upvc double glazed and bay window, side inglenook with living flame coal effect gas fire and attractive carved timber surround with polished cast iron and tiled interior. Two feature stained glass and leaded side windows. Oak flooring.

### Breakfast Kitchen - 4.5m x 4.39m (14'9" into bay x 14'5")

Upvc double glazed window overlooking the rear garden' solid oak working surfaces below and white double bowl enamel sink unit and mixer tap. A range of base units with cupboards and drawers, wall cupboards, pantry cupboards, solid oak working surfaces. 'De Dietrich' four ring gas hob with cooker hood above, 'De Dietrich' fan assisted, electric oven, recess to chimney breast housing a three oven and two ring gas Aga. Integral fridge and plumbing for dishwasher, recessed spotlighting, oak flooring.

### Conservatory - 3.48m x 3.05m (11'5" x 10'0")

Stone floor, Upvc double glazed windows and double doors to the rear garden.

### Utility Room - 2.44m x 3.07m (8'0" x 10'1")

Base units, wall cupboards, white enamel sink unit. Solid oak working surfaces, plumbing for washing machine. 'Ideal' gas central heating boiler. Stable door leading to the rear garden.

### First Floor Landing

Feature stained glass and leaded Upvc double glazed window.

### Bedroom 1 - 3.71m x 4.22m (12'2" x 13'10")

Upvc double glazed double doors leading to a 'Juliet' balcony and overlooking the rear garden.

### Ensuite - 1.65m x 1.4m (5'5" extending to 7'11" x 4'7")

Upvc double glazed window, vanity, stone bowl, sink unit with cupboard below, low level WC, step in shower enclosure with electric shower. Part tiled walls, recessed spotlighting, Karndean flooring.

### Bedroom 2 - 4.32m x 3.73m (14'2" x 12'3" to front of wardrobes extending to 14'8")

Double glazed and leaded window to front, Upvc double glazed and leaded side windows. Vanity bowl sink unit with mixer tap. Built in wardrobe and dressing table.

### Bedroom 3 - 4.22m x 4.19m (13'10" x 13'9")

Double glazed and leaded window overlooking the front garden. Feature double glazed and leaded side windows. Built in fitments to one wall with bedside units and wardrobes.

### Bedroom 4 - 3.1m x 2.39m (10'2" x 7'10")

Oak flooring, leaded side window.

### Bedroom 5 - 3.05m x 2.08m (10'0" x 6'10")

Double glazed and leaded window.

### Bathroom - 2.41m x 1.88m (7'11" x 6'2" extending to 8'4")

White p shaped panelled bath with thermostatic rain head shower and shower screen, vanity wash hand basin with cupboard below, low level WC. Part wall tiling, recessed spotlighting, chrome towel rail/ radiator. Upvc double glazed window. Karndean flooring.

### Outside

The property stands in delightful mature gardens to the front and rear, the front garden having a loose stone driveway providing off road parking and leading to a garage at the rear. The front garden is planned with a shaped lawn, inset planting, established borders, mature trees rockery and shrubs. The good sized rear garden has a shaped lawn, mature trees, shrubs, raised planters, timber sun deck, kitchen garden area, ornamental pond.

### Garage - 6.32m x 3.05m (20'9" x 10'0")

Electric light and power supply.

### Council Tax

Sefton MBC band F.

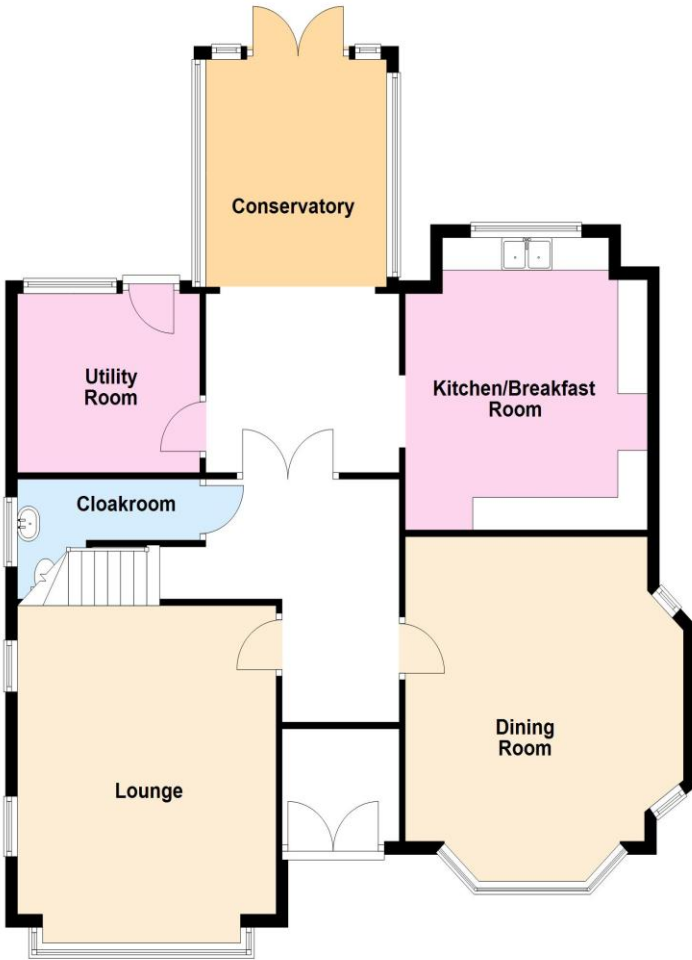
### Tenure

Freehold



### Ground Floor

Approx. 110.6 sq. metres (1190.0 sq. feet)



### First Floor

Approx. 90.3 sq. metres (971.6 sq. feet)



Total area: approx. 200.8 sq. metres (2161.6 sq. feet)



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