



31 Park Crescent,
Hesketh Park, Southport, PR9



£190,000

- NO ONWARD CHAIN
- Beautifully Presented
- Ground Floor Apartment
- Private Entrance & Private Patio
- Open-Plan Living & Dining Area
- Well-Appointed Kitchen
- 2 Double Bedrooms
- WC & Wet Room
- Private Parking & Garage
- Sought After Location
- Leasehold
- EPC rating E



NO ONWARD CHAIN! Beautifully Presented and newly renovated throughout Ground Floor Apartment with Private Entrance & Patio – Opposite Hesketh Park

Positioned in a highly sought-after location directly opposite the stunning Hesketh Park, this beautifully finished ground floor 2-bedroom apartment has been recently renovated to a high standard throughout and offers spacious, stylish living with the added benefits of a private entrance, private patio, and exceptional internal accommodation.

The property is set within a well-maintained residential development and enjoys its own private ground floor access, creating a more independent and house-like feel. Internally, the apartment has been tastefully decorated throughout and finished to a high standard, offering a bright, welcoming home ready to move straight into.

The generous accommodation includes a spacious open-plan living and dining area, ideal for both relaxing and entertaining. Large windows allow an abundance of natural light, enhancing the sense of space and comfort throughout. The newly fitted kitchen is situated adjacent to the living/dining area and is finished with a range of brand-new contemporary cabinets and full range of integrated appliances.

The 2 bedrooms are well proportioned and thoughtfully designed, both with fitted wardrobes. While the property benefits from two-bathroom facilities: a convenient cloakroom/WC and a separate modern wet room shower, both finished with contemporary fittings.

A particular highlight of this property is the private patio area, providing an excellent outdoor space for morning coffee or evening relaxation, a rare and valuable feature for a ground floor apartment. The apartment also benefits from designated allocated parking and private garage at the rear of the property, adding to the convenience.

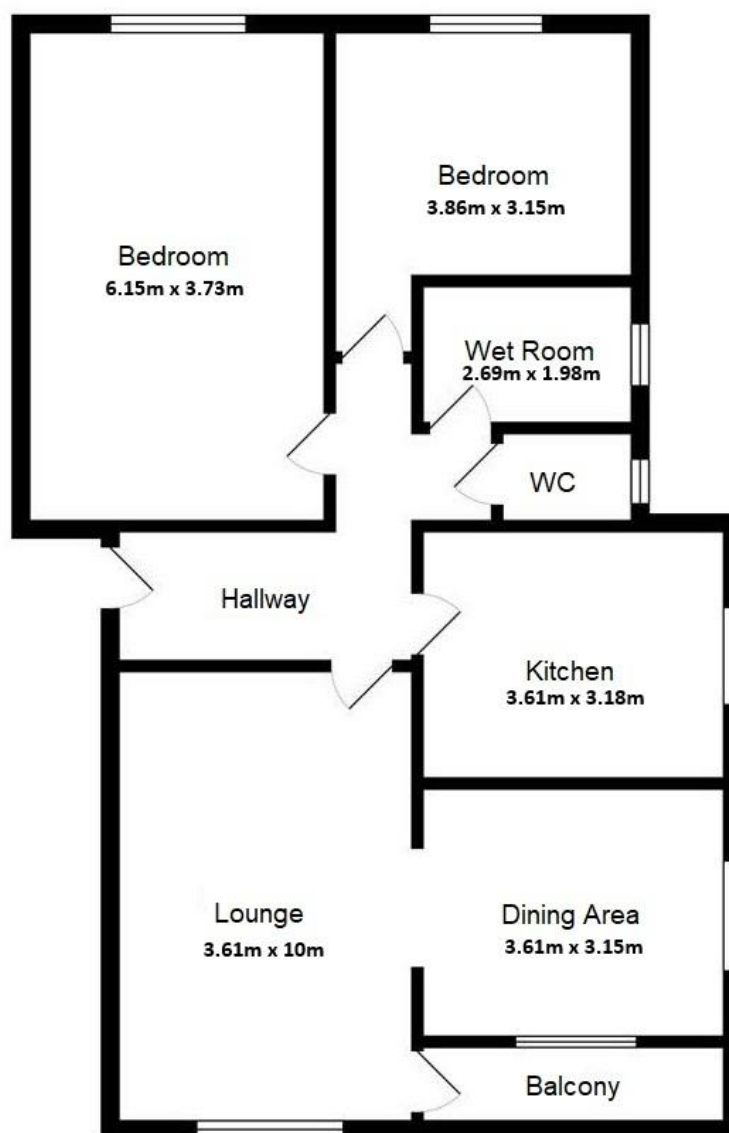
Externally, the property is surrounded by well-kept communal grounds and enjoys an enviable position just moments from Hesketh Park's open green spaces, lakes, and walking routes. Southport town Centre, local amenities, transport links, and the promenade are all within easy reach.

This superb apartment would make an ideal home for downsizers, first-time buyers, or those seeking a high-quality property in a prime Southport location. The ground floor position and wet room shower room also lends itself to being easily adapted for disability purposes. Early viewing is highly recommended.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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