



## Hesketh Road, Hesketh Park, Southport PR9 9PD

AN EARLY VIEWING IS STRONGLY RECOMMENDED of this beautifully presented, traditional, semi-detached family house, occupying a generous plot in a sought-after residential area of Hesketh Park. This substantial home offers delightful views over the 15th hole of Hesketh Golf Course to the rear.

Much improved by the current owners, the property offers well-planned and pleasantly proportioned accommodation arranged over three floors, designed for comfortable family living. Upon entry, a Porch, Reception Vestibule, and spacious Hall lead to the main living areas. The ground floor briefly comprises a bright Lounge, a welcoming Living Room, and an open-plan Kitchen/Breakfast Room, perfect for daily life and entertaining. A convenient Cloakroom and WC complete this level. The first floor boasts four generous double Bedrooms, including one with an En-Suite Shower Room, a Family Bathroom, and a separate WC, ensuring ample facilities for guests. A traditional staircase ascends from the first-floor landing to the second floor, where three further double Bedrooms and a Shower Room create an ideal space, perhaps as a teenage suite or for accommodating extended family.

The property benefits from extensive, mature gardens both to the front and rear. The front is mainly block paved, providing ample off-road parking for a number of vehicles. The rear garden is a particular feature, boasting a sunny aspect, and is thoughtfully arranged with paved patio areas, an extensive lawn, and a variety of well-stocked, established shrub borders. The former garage has been cleverly converted into a laundry room with an additional shower room.

**Price: £695,000 Subject to Contract**

## Basement:

**Cellar** - 3.91m x 3.45m (12'10" max x 11'4")

**Cellar** - 3.23m x 2.92m (10'7" x 9'7")

**Store**

**Store**

## Ground Floor:

**Porch**

**Entrance Vestibule**

**Hall**

**Cloakroom**

**Living Room** - 4.98m x 4.27m (16'4" plus bay x 14'0")

**Lounge** - 5.13m x 4.27m (16'10" plus bay x 14'0")

**Dining Room** - 4.34m x 4.34m (14'3" x 14'3" max)

**Kitchen/ Breakfast Room** - 6.78m x 6.38m (22'3" max x 20'11" max)

## First Floor:

**Landing**

**Bedroom 1** - 5.08m x 4.34m (16'8" x 14'3")

**En-Suite**

**Bedroom 2** - 5.13m x 4.27m (16'10" x 14'0")

**Bedroom 3** - 4.98m x 4.27m (16'4" x 14'0")

**Bedroom 4** - 3.99m x 3.96m (13'1" x 13'0")

**Bathroom** - 3.12m x 2.69m (10'3" x 8'10")

**WC**

**Store**

## Second Floor:

**Landing**

**Bedroom 5** - 6.27m x 4.27m (20'7" into wardrobes x 14'0" plus dressing area)

**Bedroom 6** - 5.08m x 4.34m (16'8" x 14'3")

**Bedroom 7** - 3.99m x 3.96m (13'1" max x 13'0")



## Outside:

The property benefits from extensive, mature gardens both to the front and rear. The front is mainly block paved, providing ample off-road parking for a number of vehicles. The rear garden is a particular feature, boasting a sunny aspect, and is thoughtfully arranged with paved patio areas, an extensive lawn, and a variety of well-stocked, established shrub borders, offering a private outdoor sanctuary. The former garage has been cleverly converted into a laundry room with an additional shower room. External steps from the patio lead down to the cellars, providing excellent storage solutions.

## Council Tax:

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

## Tenure:

Freehold

## 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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