



26 Rookery Road, Southport, PR9 7JQ

£475,000

Subject to Contract

An exceptional opportunity to create your dream home within this detached family house, ideally situated overlooking the 'Rookery' in the highly sought-after Hesketh Park area. Offered with no chain delay, this property presents massive potential for modernisation, boasting generous accommodation, established gardens, and a substantial double garage. The centrally heated and double glazed accommodation briefly includes; entrance hall, a through lounge and dining room, breakfast kitchen, pantry. On the first floor there are four bedrooms and a family bathroom.

Enclosed Vestibule

Double Upvc outer doors and figure glazed inner door leading to...

Attractive Entrance Hall

With space panelled walls and plate rail, beamed ceiling, and turned staircase with oak spindles, handrail, and newel posts leading to the first floor. Useful understairs storage cupboard below.

Cloaks Cupboard

Upvc double glazed window.

Through Lounge/Dining Room - 9.93m x 3.96m (32'7" x 13'0")

Upvc double glazed window overlooking the front garden. Living flame coal effect gas fire. Dining area with strip flooring and French doors leading to the rear garden.

Breakfast Kitchen - 3.58m x 3.58m (11'9" x 11'9")

Upvc double glazed window. Single drainer stainless steel sink unit below. Range of base units with cupboards and drawers, wall cupboards and working surfaces. Ceramic tiled flooring, cooker hood above split-level oven and five-ring electric hob. Serving hatch to dining area.

Pantry - 2.29m x 1.4m (7'6" x 4'7")

Rear Porch

Upvc rear door with double glazed insert and double glazed side windows. Boiler cupboard housing 'Ideal' gas central heating boiler. Wc with low level wc.

First Floor Landing

Upvc double glazed window and pull-down loft ladder providing access to excellent loft storage space.

Bedroom 1 - 5.49m x 3.58m (18'0" x 11'9" extending to 12'10" overall measurements)

Upvc double glazed window.

Bedroom 2 - 4.57m x 3.91m (15'0" x 12'10" overall measurements)

Pedestal wash hand basin and Upvc double glazed window.

Bedroom 3 - 2.79m x 3.66m (9'2" x 12'0")

Upvc double glazed window.

Bedroom 4 - 2.64m x 3.61m (8'8" x 11'10")

Upvc double glazed window.

Bathroom - 2.31m x 3.07m (7'7" x 10'1")

Wash hand basin, panelled bath and low-level WC. Shower enclosure with thermostatic shower, tiled walls, close boarded ceiling and spotlighting. Fitted cupboard and Upvc double glazed window.

Outside

Attractive established gardens to both the front and rear. Off-road car parking with a driveway to the side leading to a substantial garage measuring 33' x 10'7" internally. The established and mature rear garden is a feature of the property, being well screened by mature shrubs and trees.

Tenure

Freehold. With a yearly Chief Rent of £8.50

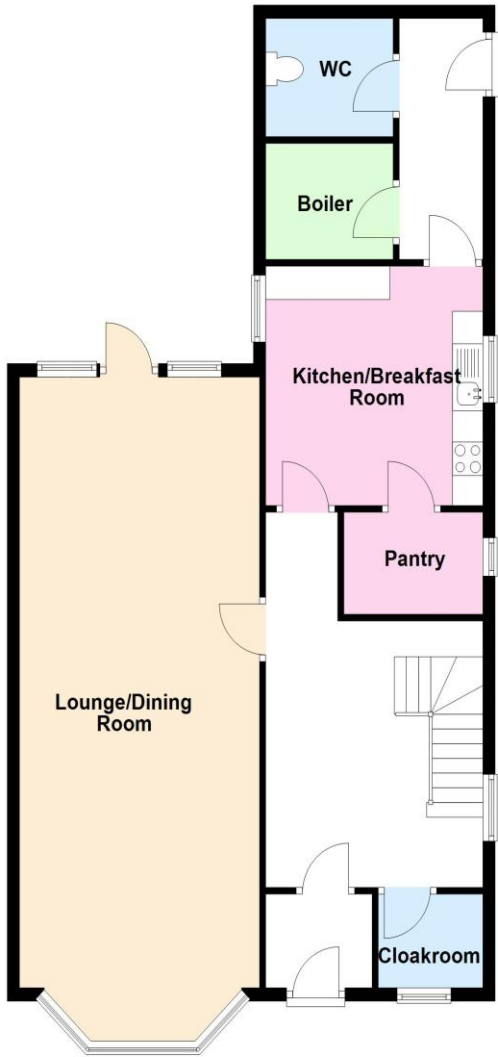
Council Tax

Sefton Band F



Ground Floor

Approx. 89.6 sq. metres (964.2 sq. feet)



First Floor

Approx. 76.0 sq. metres (817.7 sq. feet)



Total area: approx. 165.5 sq. metres (1781.9 sq. feet)



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