



**26 Henley Drive, Hesketh Park,  
Southport, PR9 7JU  
££430,000 subject to contract**

This individual, detached property is ideally located in the highly sought-after Hesketh Park area, offering versatile living space with no onward chain. This centrally heated and double-glazed home provides comfortable accommodation with established gardens, a garage, and ample parking, making it ideal for those seeking convenience and in a pleasant neighbourhood. The well-planned accommodation briefly includes; entrance porch, entrance hall, lounge, dining room, sitting room or bedroom three, on the first floor there are two double bedrooms and a bathroom.

**Early Viewing Advised.**

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*Southport's Estate Agent*

### Side Entrance Porch

UPVC double glazed windows and double glazed outer door. Figure glazed inner door leads to...

### Entrance Hall

Ranch style staircase to the first floor with useful store cupboard below.

**WC** - 2.41m x 1.04m (7'11" x 3'5")

Pedestal wash hand basin, low level WC and double glazed window.

**Lounge** - 5.66m x 3.89m (18'7" x 12'9")

UPVC double glazed bow bay window over looking the front garden. 'Hole in the wall', living flame coal effect gas fire and attractive surround. Wall light points. Glazed sliding doors to...

**Dining Room** - 4.34m x 3.38m (14'3" x 11'1")

UPVC double glazed double patio doors to the rear garden. Double glazed side window.

**Sitting Room/Bedroom Three** - 3.25m x 3.73m (10'8" x 12'3")

UPVC double glazed window.

**Breakfast Kitchen** - 3.38m x 4.24m (11'1" x 13'11")

Single drainer, one and half bowl, stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers and including corner pull out unit, wall cupboards, glazed china cupboards, pull out larder cupboards, display units and working surfaces. Part wall tiling. 'Bosch' four ring ceramic hob with cooker hood above, split level 'Bosch' one and half electric oven, plumbing for washing machine and plumbing for dish washer. Cupboard housing the 'Vaillant' gas central heating boiler. Door to rear garden.

### First Floor Landing

Walk in airing cupboard/closet, water cylinder and hatch providing access to the loft space.

**Bedroom One** - 3.76m x 4.01m (12'4" excluding wardrobe recess x 13'2" to front of wardrobes)

Built in wardrobes, cupboards, further wardrobes, centre dressing table and drawers. UPVC double glazed window, access to useful and extensive under eaves storage.

**Bedroom Two** - 3.33m x 4.22m (10'11" x 13'10" to front of wardrobes)

Built in wardrobes, sliding doors, dressing table and drawers. Access to further storage in the under eaves space. Double glazed window.

**Bathroom** - 1.8m x 2.74m (5'11" x 9'0")

UPVC double glazed window. White suite including wash hand basin, twin grip panelled bath, low level WC, corner entry shower enclosure with 'Aqualisa' shower, tiled walls.

### Outside

The property stands in established gardens to both the front and rear, the wide front garden has an 'in and out' carriage driveway providing paved car parking for a number of vehicles. There is a brick built garage measuring 20'4" x 10'10" with electric up and over door and rear curtesy door and garden store. Attractive rear gardens enclosed with fencing, having a paved patio, lawn, borders stocked with a variety of established plants and shrubs.

### Tenure

Freehold.

### Council Tax

Sefton MBC Band E

### Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

### Broadband

Check the availability by clicking this

link: <https://labs.thinkbroadband.com/local/index.php>





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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