

£550,000

Subject to contract





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this traditional, detached family house which occupies a prominent residential location adjacent to Hesketh Park and within easy access of the town centre.

The very well presented and extended property offers well planned accommodation arranged over three floors, briefly comprising: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen/Breakfast Room and Cloaks/WC to the ground floor. The principal Bedroom has fitted wardrobes and En-Suite Bathroom, with two further Bedrooms, Bathroom and Shower Room completing the first floor.

There are a further two Bedrooms in the loft conversion. The property stands in mature lawned gardens with a wealth of established trees and shrubs. Twin timber gates give access to the detached garage with outside WC, Coal Store and Utility Room.

Park Avenue is located off Park Crescent and adjacent to Hesketh Park with local shops at Queens Road. The many amenities of Churchtown village and the town centre are readily accessible together with the Promenade and foreshore.





Total area: approx. 197.9 sq. metres (2129.7 sq. feet)



Ground Floor:

Entrance Vestibule

Hall

Cloakroom/WC

Dining Room - 5.33m into bay x 3.89m (17'6" x 12'9")

Living Room - 6.02m into bay x 3.58m (19'9" x 11'9")

Kitchen/Breakfast Room - 8m into bay x 3m (26'3" x 9'10")

First Floor:

Landing

Bedroom 1 - 5.26m into bay x 3.89m (17'3" x 12'9")

En-Suite Bathroom - 3.1m x 2.84m (10'2" x 9'4")

Bedroom 2 - 5.59m x 3.63m (18'4" x 11'11")

Bedroom 3 - 3.02m x 2.95m (9'11" x 9'8")

Bathroom - 2.74m x 2.03m (9'0" x 6'8")

Shower Room - 1.73m x 0.86m (5'8" x 2'10")

Second Floor:

Landing

Bedroom 4 - 5.36m overall x 4.24m (17'7" x 13'11")

Bedroom 5 - 4.24m x 3.58m (13'11" x 11'9")

Tenure: Freehold

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>

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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