



**17 Silverthorne Drive  
Hesketh Park, PR9 9PF £475,000  
'Subject to Contract'**

Chris Tinsleys are truly proud to bring to market this rare-to-market, detached, dormer-style bungalow on a highly sought-after, coveted road in Hesketh Park, this is a road to aspire to. The accommodation is generous, beginning with a spacious entrance hall leading to the main accommodation. The ground floor comprises three bedrooms, a rear lounge leading to a dining conservatory overlooking the gardens, a kitchen, and a ground-floor bathroom. Turned stairs lead to the first floor, where you'll find a generous master bedroom suite with eaves storage and access to an en-suite shower room/WC. The gardens are a definite feature, well established with several outbuildings and stores, offering secluded spaces. Situated in a cul-de-sac, it's close to Churchtown village, Hesketh Park, specialty shops, restaurants, bars, excellent schools, and Southport town center links including Lord Street and the Promenade. A superb property!

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*Southport's Estate Agent*

### Entrance Vestibule

Upvc double glazed and leaded outer door. Glazed inner door to...

### Entrance Hall

Staircase to first floor with a range of useful storage cupboards below.

### Rear Lounge - 3.61m x 5.26m (11'10" x 17'3")

Upvc double glazed side windows, TV point, telephone point, and part glazed double doors leading to conservatory.

### Dining Conservatory - 3.51m x 8.28m (11'6" x 27'2")

Laminate flooring, two telephone points, Upvc double glazed windows and doors to rear garden.

### Bedroom 2 - 4.57m x 3.63m (15'0" into bay x 11'11")

Upvc double glazed and leaded bay window, TV point, telephone point, and coving.

### Kitchen - 3.63m x 3.12m (11'11" x 10'3")

Upvc double glazed window and door to conservatory. Inset single drainer stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards, glazed china cupboards, woodgrain working surfaces. Midway wall tiling. Recess for range-style cooker with extractor above, recessed spot lighting, plumbing for washing machine, integral dishwasher, fridge, and freezer. Laminate flooring.

### Bedroom 3 - 2.57m x 3.33m (8'5" x 10'11")

Upvc double glazed and leaded window. Telephone point.

### Bedroom 4 - 3.33m x 2.54m (10'11" x 8'4")

Upvc double glazed window. Telephone point.

### Bathroom/WC - 1.68m x 2.51m (5'6" x 8'3")

White suite including twin grip panelled bath with 'Mira' electric shower and shower screen, wash hand basin, low level WC, tiled walls, chrome towel rail/radiator, recessed spot lighting, extractor, Upvc double glazed window.

### First Floor

#### Master Bedroom Suite - 5.54m x 3.15m (18'2" x 10'4" including areas of reduced head height, excluding recess)

Wall light points, ceiling fan and light, 'Velux' double-glazed skylight to roof pitch, further access to under eaves storage areas, and door leading to....

#### En-Suite Shower Room - 2.36m x 1.78m (7'9" x 5'10" including areas of reduced head height)

Step-in shower enclosure with 'Triton' electric shower, wash hand basin, low level WC, and double glazed 'Velux' window to roof pitch. Airing cupboard houses the 'Vaillant' combination-style central heated boiler system. Tiled splashback to wash hand basin.

### Outside

The gardens are established, mature, and arranged for ease of maintenance, with block-paved driveway to front and laid-to lawn providing off-road parking for numerous vehicles. Secure side gated access leads to a number of outbuildings, which include garage measuring 16ft 6in x 8ft 10in and including electric light and power supply; an adjoining store measuring 6ft 4in x 8ft 10in with electric light and power, a second store, 2ft 11in x 8ft 10in with electric light and power, and a third store, 9ft 5in x 9ft 11in with electric light and power. The rear garden, in the opinion of the estate agents, is a most definite feature, with shaped lawn, patio area, loose slate borders, timber decking leading to secluded refuse store, and timber garden shed. Well-screened, established borders stocked with a variety of plants, shrubs, and trees; not directly overlooked, private, with external water tap, enclosed by fencing.

### Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band E. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



### Ground Floor

Approx. 146.7 sq. metres (1578.6 sq. feet)



### First Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 180.4 sq. metres (1942.2 sq. feet)



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.