



## Morley Road, Southport PR9 9JS

A rare opportunity has arisen to purchase a particularly attractive, double fronted, semi-detached family house located in a highly sought after residential area of Hesketh Park, equidistant to both Churchtown Village and Southport town centre.

The property offers accommodation which, in the opinion of the Agent, is beautifully presented and pleasantly proportioned, briefly comprising Entrance Vestibule, Hall, Living Room, Dining Room, Morning Room, Fitted Kitchen, Utility Room, Garden Room and Store to the ground floor with three double Bedrooms (Principal Bedroom with Dressing Room and En-Suite Shower Room), and a Family Bathroom to the first floor. The second floor provides a fourth double Bedroom and large loft store.

The property stands in established, well maintained lawned gardens to the front and rear, the front incorporating block paved driveway providing ample parking space.



**Price: £550,000 Subject to Contract**

**Ground Floor:**

- Entrance Vestibule**
- Hall**
- WC**
- Living Room** - 5.05m plus bay x 3.91m (16'7" x 12'10")
- Dining Room** - 3.96m plus bay x 3.96m (13'0" x 13'0")
- Kitchen** - 3.58m x 2.9m (11'9" x 9'6")
- Morning Room** - 3.96m x 3.63m (13'0" x 11'11")
- Utility Area** - 2.9m x 2.59m (9'6" x 8'6")
- Garden Room**
- Store**



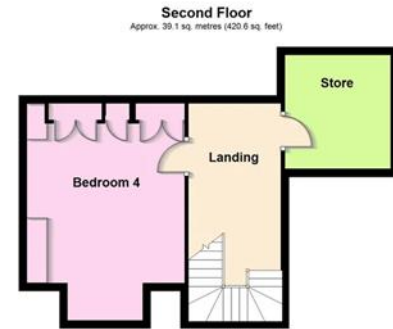
**First Floor:**

- Landing**
- Bedroom One** - 5.05m x 3.89m (16'7" x 12'9")
- Dressing Room** - 2.87m x 1.6m (9'5" x 5'3")
- En-Suite Shower Room**
- Bedroom Two** - 4.72m x 3.96m (15'6" x 13'0")
- Bedroom Three** - 3.96m x 3.96m (13'0" x 13'0")
- Bathroom** - 3.3m x 1.98m (10'10" x 6'6")



**Second Floor:**

- Landing**
- Bedroom Four** - 4.42m x 3.89m (14'6" x 12'9")



**Outside:**

The property stands in established, well maintained lawned gardens to the front and rear, the front incorporating block paved driveway providing ample parking space.

**Council Tax:**

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E)

**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.