



Park Avenue,  
Hesketh Park, Southport, PR9 9LS  
**Price: £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.

## GROUND FLOOR:

### ENTRANCE HALL



### CLOAKROOM/ WC



### LIVING ROOM

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



### DINING ROOM

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



### KITCHEN/ BREAKFAST ROOM

8m into bay x 3m (26'3" x 9'10")



## FIRST FLOOR:

### BEDROOM 1

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



### EN SUITE

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:

### 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")



### OUTSIDE:

Set back from the road, the property stands in mature lawned gardens with a variety of established trees, bushes and well stocked borders. A paved driveway provides off road parking with twin timber gates accessing the Garage with up and over door, power and lights connected. Adjoining the Garage is a WC, Coal Store and Utility with plumbing for washing machine and space for tumble dryer. The rear garden enjoys a sunny aspect with decked terrace leading to the extensive lawn.



## Ground Floor

Approx. 79.3 sq. metres (853.3 sq. feet)



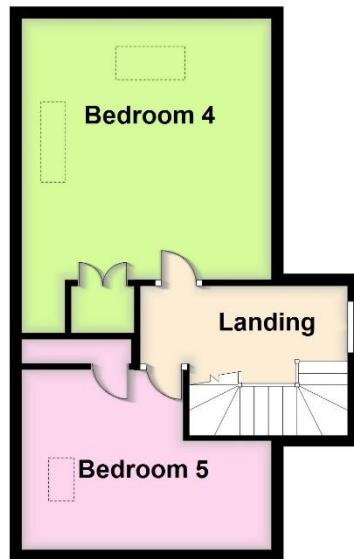
## First Floor

Approx. 77.0 sq. metres (828.6 sq. feet)



## Second Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



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

### Council Tax:

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

### 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>

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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>	74	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC