



**3 Preston Road  
Hesketh Park, PR9 9EG £550,000  
'Subject to Contract'**

AI ENHANCED

*Chris Tinsley*



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This truly unique, one-of-a-kind, treble-fronted detached bungalow is nestled in the heart of Hesketh Park, just moments from local amenities, bus routes, and Southport's vibrant town centre. With easy access to bars, restaurants, the Promenade, and direct train links to both Manchester Piccadilly and Liverpool Central, the location is second to none. Inside, the home offers generous proportions, high ceilings, and charming period features. The spacious accommodation includes three large reception rooms, an open-plan dining area with a modern fitted kitchen, a main bathroom, and an en-suite to the master bedroom. Adding to its character, a spiral staircase from the dining room leads to the lower ground floor, offering additional space including a utility room, games room, number of storage rooms, a workshop, and a subterranean triple length garage. The property sits on an expansive, mature plot, set well back from the road, offering privacy, gardens, and ample off-road parking for numerous vehicles. In the opinion of the agents, this home's individuality and plot are standout features. To fully appreciate its distinct charm, this property must be viewed, there is truly nothing else like it on the market!

#### **Enclosed Entrance Porch**

Upvc double glazed outer doors with tiled flooring and mat well. Midway wall tiling, glazed arched insert over, and glazed inner door with further windows leading to...

#### **Reception Hall**

'Karndean' flooring, generous size with dado rail, doors to main accommodation.

#### **WC - 1.57m x 0.86m (5'2" x 2'10")**

Opaque Upvc double glazed window, low-level WC, tiled walls and flooring.

#### **Shower Room/WC - 2.54m x 2.34m (8'4" x 7'8")**

Opaque Upvc double glazed window, three-piece modern white suite comprising low-level WC, vanity wash hand basin with mixer tap, cupboards below, and step-in shower enclosure with plumbed-in shower, tiled walls and flooring. Ladder-style heated towel rail, recess spot lighting, and shelving to recess

#### **Principal Lounge - 6.1m x 4.67m (20'0" into bay x 15'4")**

Upvc double glazed bay window to front, living flame gas fire with marble interior, hearth, and carved wooden surround. Dado rail, wall moulding, picture rail, ceiling rose, ceiling moulding, and 'Karndean' flooring.

#### **Sitting Room - 5.71m x 4.37m (18'9" into bay x 14'4")**

Upvc double glazed bay window, woodgrain laminate flooring, Minster-style fire surround with wood-burning inset fireplace, over hearth. Dado rail, wall light points, and picture rail.

#### **Dining Room - 4.93m x 4.04m (16'2" x 13'3" into recess)**

Upvc double glazed picture window overlooks rear gardens. Inset living flame gas fire to chimney breast, fitted cupboard to recess, woodgrain laminate flooring. Dining area also includes spiral staircase leading to lower ground floor. Open-plan access leading to...

#### **Kitchen - 4.8m x 2.62m (15'9" x 8'7")**

Upvc double glazed windows and door with steps down to rear garden. Built-in modern shaker-style kitchen with base units, cupboards, drawers, wall cupboards, and granite surfaces with 1 1/2 bowl inset sink, mixer tap, and drainer. Appliances: five-burner gas-on-glass hob with extractor, granite splash backs, electric double oven. Plumbing for washing machine, integral fridge/freezer, recess spot lighting.

#### **Bedroom One - 5.26m x 4.42m (17'3" reducing to 9'5" x 14'6")**

Upvc double glazed window to front. Door leads to...

#### **En-Suite Bathroom/WC - 2.01m x 2.26m (6'7" x 7'5")**

Upvc oriel style double glazed window to side. Three-piece modern white suite: low-level WC, vanity wash hand basin with mixer tap, tiled splash back, panel bath with mixer tap and shower attachment. Tile effect flooring, recess spot lighting.

#### **Bedroom Two - 5.46m x 4.37m (17'11" to rear of wardrobes x 14'4" into recess)**

Upvc double glazed window overlooks rear gardens, further oriel style Upvc window to side. Vanity wash hand basin with mixer tap and splash back.

#### **Bedroom Three - 4.14m x 4.52m (13'7" x 14'10")**

Upvc double glazed window overlooks gardens to the rear.



## Lower Ground

### Utility Room - 4.85m x 4.04m (15'11" x 13'3" into recess)

Upvc double glazed window overlooks rear, tiled flooring, plumbing for washing machine, housing hot water cylinder. Door leads to...

### Inner Hall

Useful storage and further doors leading to...

### Integral Garage - 6.3m x 4.7m (20'8" overall measurements into bay x 15'5")

Timber double doors access front driveway, electric light and power supply.

### Storeroom - 5.69m x 4.37m (18'8" into bay x 14'4")

### Games Room - 5.54m x 4.55m (18'2" x 14'11")

Upvc double glazed door leads to garden via patio area. Further wall-mounted 'Vaillant' central heated boiler system, electric light and power.

### WC - 1.42m x 2.11m (4'8" x 6'11")

Block glazed window, low-level WC, vanity wash hand basin.

### Workshop - 5.51m x 4.39m (18'1" x 14'5")

Glazed door leads to rear garden, archway leading to...

### Garden/Store - 5.28m x 4.42m (17'4" x 14'6")

## Outside

Set in a secluded, mature plot, private and well screened from the road, the property offers well stocked borders with a variety of plants, shrubs and trees. Generous driveway access offers off road parking for a number of vehicles and leads to a subterranean garage level. The rear garden is a most definite feature, offering flagged patio with extensive lawn and further well established and mature borders. The property is not directly overlooked leading to a lower ground floor level including workshop.

## Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band F. 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.

## Mobile Phone Signal

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

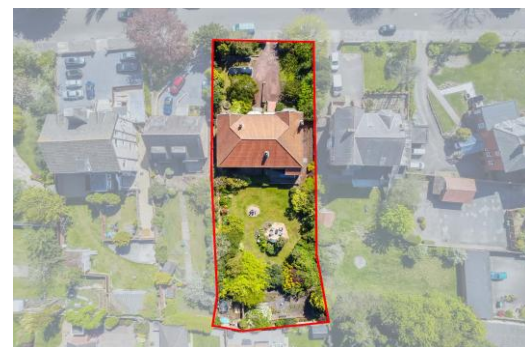
## Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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