



**93 Hawkshead Street
Southport, PR9 9DA
'Offers over' £375,000
'Subject to Contract'**

This attractive double-fronted, semi-detached family residence offers well-proportioned and versatile accommodation across two floors, ideal for modern family living. The ground floor features a welcoming entrance hallway leading to three generous reception rooms, a fitted kitchen, and a light-filled conservatory opening onto the rear gardens. There is also the added convenience of a ground floor shower room and useful under-stairs storage. To the first floor, the property boasts three spacious double bedrooms and a beautifully appointed family bathroom suite. Externally, the rear garden is complemented by a separate, versatile storage room/studio—perfect for use as an art studio, home office, or hobby space. Ideally located for access to both Southport Town Centre and excellent rail links to Manchester Piccadilly, the property is perfectly positioned to enjoy the area's wide array of shops, restaurants, amenities, the picturesque promenade together with Southport's vibrant nightlife.

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Southport's Estate Agent

Enclosed Entrance Vestibule

With double outer storm doors including glazed stained and leaded light inserts to vestibule. Glazed inner door leads to...

Entrance Hall

Turn staircase leads to first floor with handrail, spindles and newel post. Feature coving and corbels with door leading to ground floor shower room/ WC. A number of attractive inner doors with glazed leaded light inserts lead to main accommodation.

Lounge

- 4.8m x 3.78m (15'9" into bay x 12'5" into recess)

Upvc double glazed bay window to front with fitted plantation shutters and cast iron fireplace over tiled hearth with wooden fire surround to chimney breast. Picture rail, ornate coving and ceiling rose.

Dining Room

- 3.91m x 3.84m (12'10" x 12'7" into recess)

Upvc double glazed windows to front with plantation style shutters, living flame gas fire with marble interior, hearth and ornate fire surround to chimney breast. Dado rail, wall light points, coving and ornate ceiling rose.

Sitting Room

- 4.04m x 3.73m (13'3" x 12'3" into recess)

Display recess over hearth exposed to brick-built chimney breast, 'Parque' flooring, coving and ceiling rose. Glazed double doors lead to...

Garden Room

- 2.69m x 3.68m (8'10" x 12'1")

Upvc double glazed double doors and windows lead to rear garden. Double glazed skylight to roof pitch maximises natural light, recessed spotlighting.

Breakfast Kitchen

- 4.17m x 3.48m (13'8" x 11'5")

Upvc double glazed door and two windows overlook garden to rear. Breakfast area open plan to kitchen including a range of built in base units including cupboards and drawers, wall cupboards with glazed China cupboards all with under unit lighting and working surfaces including single bowl sink unit with mixer tap and drainer. Appliances include electric double oven, 'Neff' five ring induction hob with concealed extractor over, plumbing for dishwasher and washing machine and space for free standing fridge freezer. Tile effect vinyl covered flooring, part wall tiling and recessed spotlighting.

Ground Floor Shower Room

- 3.18m x 1.57m (10'5" x 5'2" excluding entry door recess)

Opaque Upvc double glazed window to rear store/ studio. Bathroom comprises of three-piece modern suite including low level WC incorporating vanity wash hand basin with mixer tap and cupboard below, step in shower enclosure with plumbed in deluge style shower and handheld shower attachment. Ladder style heated towel rail to tiled walls and flooring with recessed spotlighting and entry door recess including useful built in wall cupboards.

First Floor Landing

Split level landing access with skylight maximising natural light, inset display recess to landing with half landing leading to main family bathroom and main bathroom to bedrooms.

Bedroom 1

- 4.8m x 5.28m (15'9" into bay x 17'4" into recess)

Upvc double glazed bay window with plantation style shutters.

Bedroom 2

- 3.86m x 3.78m (12'8" x 12'5" into recess)

Upvc double glazed window with plantation style shutters, fireplace with stained wooden fire surround and loft access via drop down ladder.

Bedroom 3

- 4.09m x 3.58m (13'5" x 11'9" to chimney breast)

Upvc double glazed window with plantation style shutters overlooks rear, two useful built in cupboards to recess and ornate cast iron fireplace to chimney breast.

Bathroom/WC

- 2.06m x 5.26m (6'9" x 17'3")

Opaque Upvc double glazed windows to rear, modern bathroom suite comprising of low-level WC, ceramic tiled flooring and steps leading up to main bathroom suite with vanity wash hand basin with mixer tap and cupboards below, free standing slipper style bath with copper style mixer tap and handheld shower attachment, walk in shower with entry level access including plumbed in rainfall style shower and inset display recess with handheld style attachment. Ladder style heated towel rail, recessed spotlighting and extractor.

Outside

Hard surface driveway access to front provides off road parking for numerous vehicles and includes shaped lawn with established borders well stocked with a variety of plants, shrubs and trees. Side gated access leads to enclosed rear garden, not directly overlooked with lawn and established borders including timber garden shed and access to adjoining store/ studio measuring 5'7" x 5'.

Council Tax

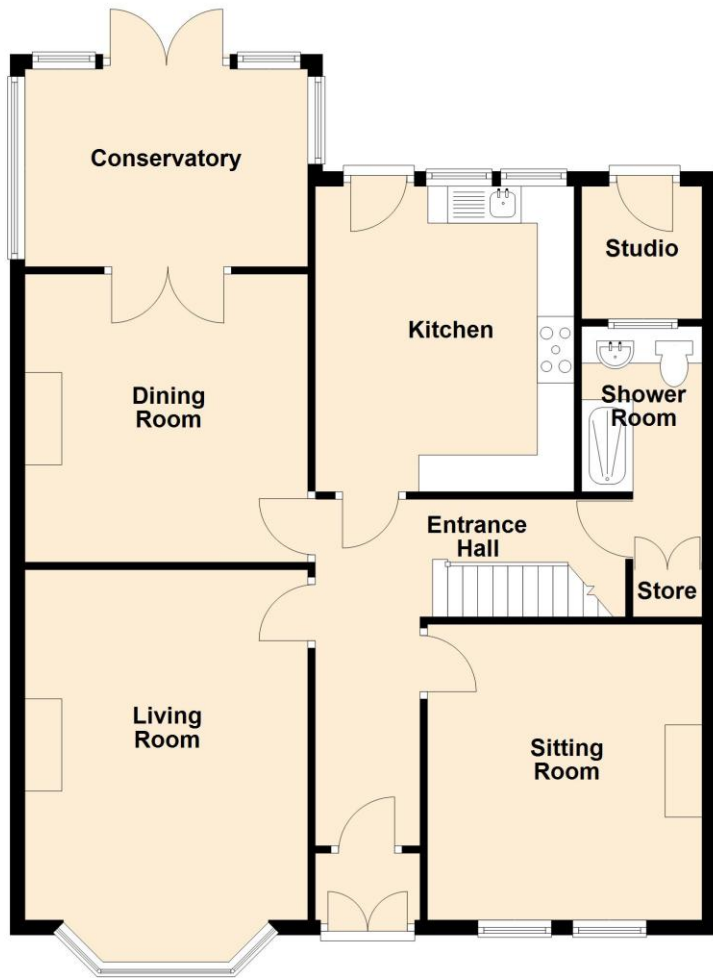
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Tenure

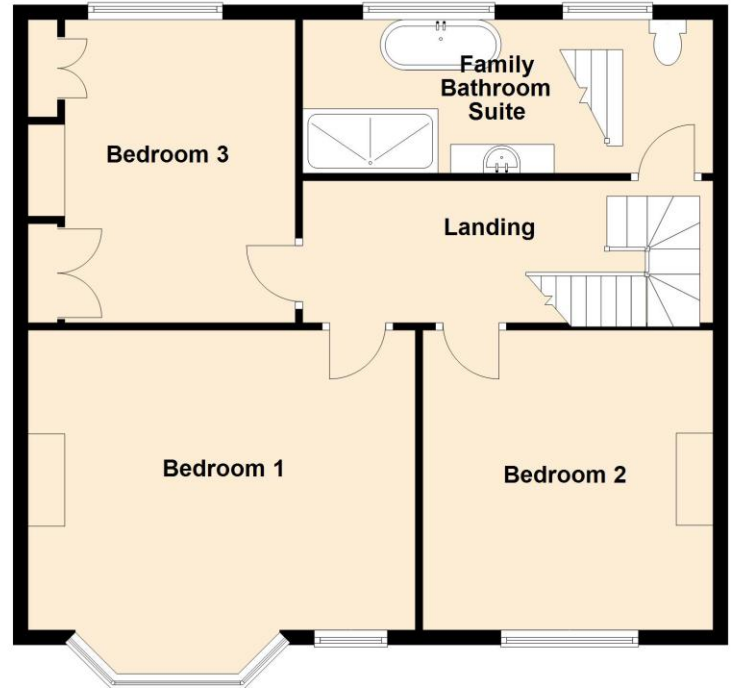
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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