



## Hesketh Road, Hesketh Park, Southport PR9 9PD

A rare opportunity to purchase an outstanding detached family house, located within a highly sought after residential area adjacent to Hesketh Park, and within convenient access of both Southport Town Centre and the many amenities of the historic Churchtown Village.

In the opinion of the Agents the property offers attractively proportioned and well planned accommodation of which AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED. The property is installed with gas central heating and double glazing, briefly comprising: Porch, Entrance Vestibule, panelled Hall with parquet flooring, Cloakroom, three generous Reception Rooms, fitted Kitchen/Breakfast Room with Pantry off, Utility Room, WC and Store to the ground floor.

A galleried landing on the first floor gives access to four double Bedrooms (a Jack & Jill En-Suite links Bedrooms 3 and 4), a Family Bathroom and separate WC. A loft conversion provides two additional loft rooms.

Positioned on the corner of Hesketh Road and Brocklebank Road, the house stands in extensively lawned, mature gardens with a driveway leading to a detached, double garage with remotely operated up and over door.



**Price: £695,000 Subject to Contract**

## Ground Floor:

**Porch**

**Entrance Vestibule**

**Hall**

**Cloakroom**

**Living Room** - 5.26m x 5.16m (17'3" into inglenook x 16'11" plus bay)

**Dining Room** - 4.52m x 4.19m (14'10" plus bay x 13'9")

**Morning Room** - 4.34m x 4.22m (14'3" x 13'10" plus bay)

**Kitchen/ Breakfast Room** - 5.69m x 3.35m (18'8" x 11'0" max)

**Pantry** - 2.34m x 1.17m (7'8" x 3'10")

**Utility** - 3.05m x 1.75m (10'0" x 5'9")

**WC**

**Store**

## First Floor:

**Landing**

**Bedroom 1** - 5.16m x 4.22m (16'11" x 13'10")

**Bedroom 2** - 4.52m x 4.19m (14'10" plus bay x 13'9")

**Bedroom 3** - 4.85m x 4.06m (15'11" max x 13'4" max)

**Jack and Jill En-suite** - 2.51m x 1.73m (8'3" x 5'8")

**Bedroom 4** - 4.34m x 4.32m (14'3" max x 14'2" max)

**Bathroom** - 2.87m x 2.34m (9'5" x 7'8")

**WC**

**Store**

## Second Floor:

**Landing**

**Loft Room** - 3.56m x 2.49m (11'8" x 8'2" plus 0.01m (0') x 0.01m (0')

**Loft Room** - 4.55m x 3.05m (14'11" max x 10'0" plus 0.01m (0') x 0.01m (0')

## Outside:

The house stands in extensively lawned, mature gardens with a driveway leading to a detached, double garage with remotely operated up and over door.

## Council Tax:

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

## Tenure:

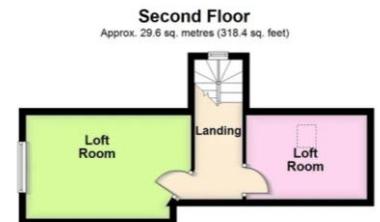
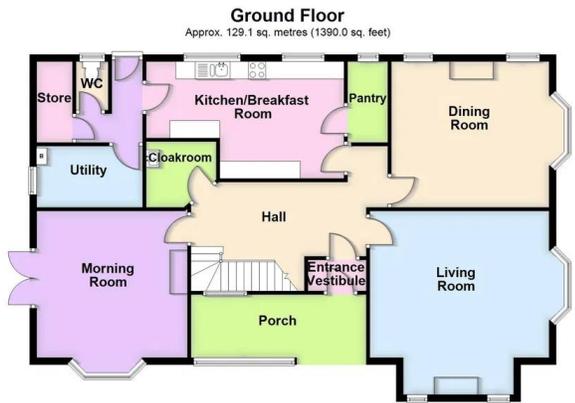
Freehold

## 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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**AWAITING EPC**



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.