



**14 Morley Road
Hesketh Park, PR9 9JS £750,000
'Subject to Contract'**



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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

This substantial detached character home offers an exceptional level of family accommodation, having been modernised and improved by the current owners. The ground floor comprises a welcoming reception hallway with WC, three reception rooms ideal for entertaining, a modern kitchen, and a utility room. On the first floor, you'll find four bedrooms, two of which boast en-suites, alongside a family bathroom, all beautifully modernised. The second floor offers a fantastic teenage suite, with three additional bedrooms and a further en-suite shower room. Outside, the property stands in mature, well-established gardens and features a double garage that has been converted to provide flexible rooms, perfect for a home office, storage, gym, or garden room. Located in the sought-after Hesketh Park area of Southport, the home is within easy reach of the town centre, Lord Street amenities, restaurants, bars, and commuter links to both Manchester Piccadilly and Liverpool Central. With picturesque Hesketh Park close by and convenient bus services, this is truly a property not to be missed.

Open Canopy Entrance

Open canopy to entrance vestibule with partial glazed inserts. Glazed double storm doors lead via vestibule to main accommodation with glazed stained and leaded light side windows. Terrazzo tiled flooring with glazed inner door leading to....

Entrance Hall

Opaque Upvc double-glazed side window, woodgrain laminate-style flooring, ornate corbels, coving, and ceiling rose. Fixed staircase to first floor with handrail, spindles, and newel post. Door to....

WC - 0.91m x 1.96m (3'0" x 6'5")

Opaque Upvc double-glazed side window, low-level WC, vanity wash hand basin with mixer tap, cupboards below, and tiled walls with illuminated vanity wall mirror. Ladder-style chrome heated towel rail, tiled flooring, and recessed spotlighting.

Dining Room - 5.44m x 4.37m (17'10" into bay x 14'4" into recess)

Upvc double-glazed bay window to front of property, wood-burning stove inset to chimney breast with tiled interior and marble hearth, wooden fire surround. Picture rail, ornate coving, ceiling molding, and ceiling rose.

Lounge - 6.12m x 5.08m (20'1" into bay x 16'8" into inglenook)

Upvc double-glazed bay window, side feature inglenook with Upvc double-glazed windows, wood-burning stove inset to chimney breast over tiled hearth with wooden surround and mantelpiece. Picture rail, ornate corbels, coving, and ceiling rose.

Breakfast Room - 3.35m x 3.96m (11'0" x 13'0" overall measurements)

Upvc double-glazed double doors and steps lead down to garden enclosed to the rear. Fire surround with midway wall panelling and partial space panelling to picture rail. Coving, ceiling moulding, and ceiling rose.

Inner Hall

Double-glazed side doors with tiled flooring, dado rail, and recessed spotlighting. Door leads to....

Breakfast Kitchen - 3.76m x 5.82m (12'4" x 19'1")

Glazed double doors with fitted plantation-style shutters and further Upvc double-glazed window with fitted plantation-style shutters lead to front and main garden. Modern gloss fitments to kitchen comprise base units with cupboards and drawers, wall cupboards, and under-unit lighting. Central island unit with breakfast bar incorporated, granite working surfaces with inset one-and-a-half bowl sink unit, mixer tap, and drainer. Appliances include 'Bosch' double electric oven with eye-level microwave, four-ring induction hob with tiled splashback and concealed extractor over, integral fridge and two integral freezers. Slimline dishwasher, part-wall tiling, recessed spotlighting, and door leads to utility room with further step down to cellar.

Utility Room - 1.78m x 2.77m (5'10" x 9'1")

Two opaque Upvc double-glazed windows to side and rear, base units with cupboards and drawers, comprising working surfaces and inset single bowl sink unit with mixer tap. Working surfaces also conceal plumbing for washing machine, with pressurised hot water cylinder and two wall-mounted main central heating boiler systems, one serving the ground floor and hot water, the other serving the first and second floors independently.

Cellar - 5.64m x 2.26m (18'6" x 7'5")

With built-in cupboards for storage purposes, also housing a working sauna.



First Floor Landing

Split-level landing access with glazed leaded light side window, half landing leading to bathroom with WC, and main landing with fixed stairs to top floor suite of rooms.

Family Bathroom - 2.77m x 2.46m (9'1" x 8'1")

Opaque Upvc double-glazed window. Four-piece modern white suite comprising bidet, panel bath with mixer tap, shower attachment handheld, and vanity wash hand basin with mixer tap and drawers below. Entry-level shower enclosure with glazed shower screen, plumbed overhead rainfall-style shower and handheld shower attachment. Ladder-style chrome heated towel rail, tiled walls and flooring, recessed spotlighting, and extractor.

WC - 1.6m x 0.89m (5'3" x 2'11")

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

Bedroom 1 - 5.49m x 4.39m (18'0" into bay x 14'5" into recess)

Upvc double-glazed bay window with fitted plantation-style shutters, wall light point, picture rail, and coving. Recessed spotlighting and archway access leads via open plan to....

En-Suite Shower Room - 3.43m x 1.8m (11'3" x 5'11")

Upvc double-glazed window with fitted plantation-style shutters, separate fitted wardrobes to one wall. Suite including low-level WC, bidet, vanity wash hand basin with cupboards below, corner step-in shower enclosure with curved shower screen, plumbed overhead-style shower with separate handheld shower attachment. Part-wall tiling, ladder-style chrome heated towel rail, tiled flooring, picture rail, and recessed spotlighting.

Bedroom 2 - 5.16m x 5.05m (16'11" x 16'7" into side inglenook)

Upvc double-glazed window with fitted plantation-style shutters and feature side inglenook with Upvc double-glazed windows. Fitted wardrobes and drawers. Picture rail, coving, and ceiling rose. Door leads to a balcony.

Bedroom 3 - 4.47m x 3.96m (14'8" x 13'0")

Upvc double-glazed windows to side and rear, recessed spotlighting, picture rail, and door leads to....

En-Suite Shower Room - 0.84m x 2.57m (2'9" x 8'5")

Two-piece white suite.

Second Floor

Shower Room/WC - 2.03m x 2.31m (6'8" x 7'7" to front of wardrobes)

Three-piece modern white suite comprises low-level 'Saniflow' WC, vanity wash hand basin and granite tops with mixer tap, step-in shower enclosure with glazed shower screen, electric shower unit. Part-wall tiling, ladder-style chrome heated towel rail, woodgrain laminate-style flooring, and built-in wardrobe with cupboards, hanging space, and shelving, vanity mirrored sliding doors to front.

Top Floor Bedroom

Top Floor Bedroom 2.

Top Floor Bedroom 3

Outside

The property occupies a mature corner plot, well screened from the road with a variety of well-established plants, shrubs, and trees. Block-paved path with ornamental borders, decking, loose-stone driveway with off-road parking for numerous vehicles via secure wrought-iron gates, leads to a detached garage doubling as storage to front only, and a separate workshop and store to rear with a variety of uses. Secure side-gated access leads to enclosed gardens, pond with fish, raised decked terrace and lawn with patio, walled and fencing. This leads to the garden room: 9'10" x 18'6", with Upvc double-glazed patio doors leading back to garden, recessed spotlighting, woodgrain laminate-style flooring, and inner door leading to workshop: 13'11" x 18'6". Door leads to storage/garage, retaining the curb appeal with up-and-over door to front of property.

Council Tax

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





Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.