Chris Tinsley



52 Preston Road
Hesketh Park, PR9 9EE, £400,000
'Subject to Contract'

Tucked away at the head of a modern cul-de-sac in Hesketh Park, Southport, this double-fronted detached family home has been modernised and extended to an exacting standard. There's a through living room opening to the rear garden, plus a superb breakfast kitchen, created from the former garage, now an impressive entertaining space with a range of built-in appliances. There's also a downstairs WC. Upstairs, four bedrooms - one currently a dressing room, served by a family bathroom with WC. Outside, off-road parking to the front, and a private, well-screened, low-maintenance rear garden. The location is a real highlight too, near schools, amenities, Churchtown Village, and Lord Street, with Hesketh Park close by for walks and family time.

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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

Entrance Hall
Double glazed entrance door with side screen leads to entrance hall with ceramic floor tiling arranged for ease of maintenance. Stairs to first floor with handrail, spindles and newel post. Useful understairs storage cupboard and doors lead to the main accommodation, with separate door leading to…

Ground Floor WC - 1.57m x 0.91m (5'2" x 3'0")
Opaque Upvc double glazed window. Low level WC and wash hand basin with mixer tap, tiled splash back and ceramic tiled flooring.

Through Lounge - 7.34m x 3.28m (24'1" x 10'9" overall measurements)
Upvc double glazed window to front and Upvc double glazed double patio doors opening to the enclosed rear garden. Living flame gas fire with marble interior, hearth and fire surround.

Kitchen/Diner - 8.59m x 3.53m (28'2" x 11'7" reducing to 8'5")
Upvc double glazed window to front and Upvc double glazed window and door to rear garden. Kitchen arranged in an ultra-modern style with a range of white gloss base units incorporating cupboards and drawers, wall cupboards with under-unit lighting and working surfaces incorporating 1 1/2 bowl sink unit with mixer tap and drainer. Appliances comprise electric oven with microwave above, wine cooler, washing machine and dishwasher. Four-ring ceramic hob with extractor hood over, fridge and freezer. Part wall tiling, ceramic floor tiling, recessed spotlighting and kickboard lighting. Spacious dining area ideal for family living and entertaining.

First Floor Landing
Landing with loft access and doors leading to…

Bedroom 1 - 3.35m x 4.29m (11'0" x 14'1" to front of wardrobes)
Upvc double glazed window. Fitted wardrobes incorporating hanging space and shelving. Recessed spotlighting.

Bedroom 2 - 3.78m x 3.1m (12'5" x 10'2")
Upvc double glazed window.

Bedroom 3 - 3.33m x 2.59m (10'11" x 8'6")
Upvc double glazed window. Built-in wardrobes and recessed spotlighting.

Bedroom 4/Dressing Room - 2.06m x 2.95m (6'9" x 9'8")
Upvc double glazed window. Currently arranged as a dressing room, although easily converted back to bedroom accommodation if required.

Bathroom/WC - 3.23m x 1.65m (10'7" x 5'5")
Opaque Upvc double glazed window. Modern four-piece white suite comprising low level WC, vanity wash hand basin with mixer tap and cupboards below, panelled bath with mixer tap and shower attachment, and step-in shower enclosure with plumbed-in shower. Travertine wall and floor tiling, ladder-style chrome heated towel rail, recessed spotlighting and extractor.

Outside
The property occupies an established, mature plot tucked away at the head of a prestigious cul-de-sac in the sought-after Hesketh Park area of Southport. A flagged driveway to the front provides off-road parking, complemented by established borders containing a variety of plants, shrubs and conifer trees. The enclosed rear garden has been thoughtfully landscaped and arranged for ease of maintenance, providing a particularly private outdoor space which is not directly overlooked and is well screened by established conifer trees. Features include areas of artificial turf and lawn, a patio seating area and raised brick borders containing ornamental plants and shrubs, creating an attractive setting for outdoor relaxation and entertaining.

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







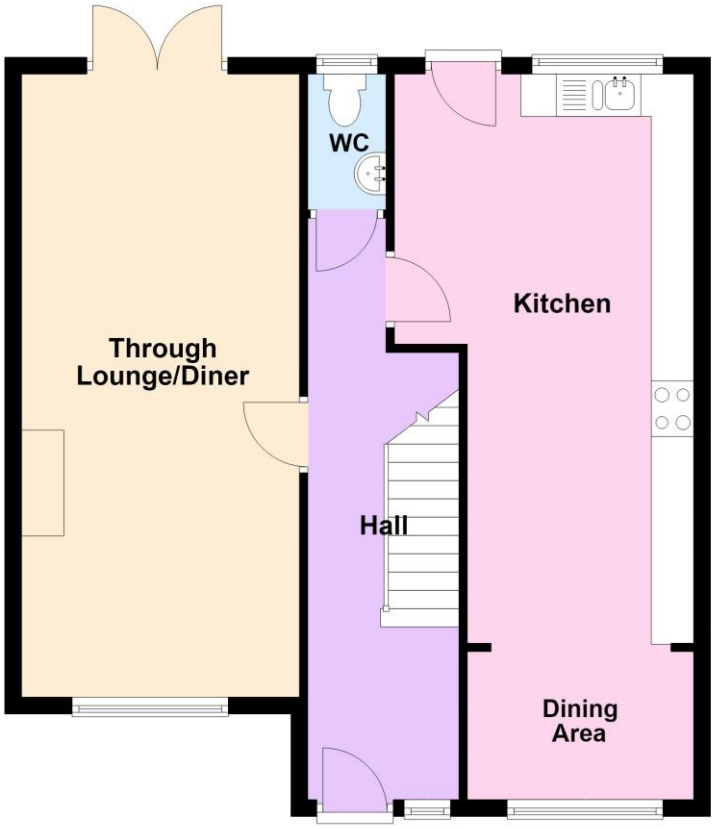






Ground Floor

Approx. 64.1 sq. metres (689.6 sq. feet)

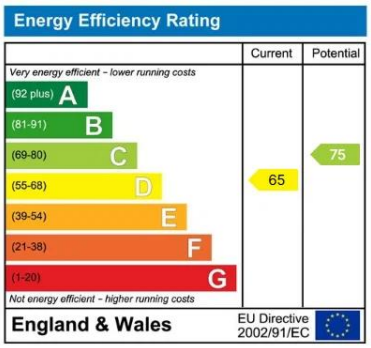


First Floor

Approx. 57.7 sq. metres (620.9 sq. feet)



Total area: approx. 121.7 sq. metres (1310.5 sq. feet)









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.