



24 Rookery Road, Hesketh Park, Southport, PR9 7JQ

£495,000

Subject to Contract



12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

This detached family house is situated in a popular and established residential location, in a cul de sac off Hesketh Drive and overlooking 'The Rookery' to the front. The property is convenient a range of local shops at Hesketh Drive together with further facilities at Churchtown Village and the Southport Town Centre. The centrally heated and double glazed accommodation very briefly includes; entrance hall with cloakroom, front lounge, rear lounge/ dining room, dining kitchen, utility, shower room and on the first floor there are 4 bedrooms a bathroom and Wc. Established gardens adjoin the property to both front and rear with ample off road car parking and a detached brick garage. **NO CHAIN DELAY!**

Enclosed Vestibule

Double, Upvc double glazed outer doors. Tiled floor.

Entrance Hall

Upvc double glazed inner door and side window. Panelled staircase to the first floor with a useful storage cupboard below.

Cloakroom - 1.04m x 1.35m (3'5" x 4'5")

With circular Upvc double glazed window.

Front Lounge - 5.51m x 4.14m (18'1" into curved bay x 13'7")

Upvc double glazed curved bay window overlooking front garden and towards 'The Rookery.' Two Upvc and leaded side windows. 'Louis' style fire surround with marble effect interior and hearth. Wall light points.

Rear Lounge - 4.57m x 4.14m (15'0" x 13'7")

Upvc double glazed, double doors with side windows leading to the rear patio and garden. Two Upvc double glazed and leaded side windows. Timber fire surround with marble effect interior and hearth. Wall light points.

Dining/Kitchen - 3.4m x 5.11m (11'2" x 16'9" overall measurements)

Single drainer stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards, working surfaces, under unit lighting. Four ring ceramic hob with cooker hood above and electric oven below. Integral larder fridge and separate under unit fridge freezer. Part wall tiling and tiled floor. Upvc double glazed side windows.

Utility Room - 2.24m x 2.24m (7'4" x 7'4")

Tiled floor. Plumbing for washing machine, 'Baxi' gas central heating boiler. Upvc double glazed windows and door to outside.

Bathroom - 3.68m x 2.08m (12'1" x 6'10")

White suite including bath with waterfall mixer tap, pedestal wash hand basin, low level Wc, corner step in shower enclosure with electric shower. Chrome towel rail/ radiator. Extractor, recessed spotlighting. Upvc double glazed windows.

First Floor Landing**Bedroom 1** - 5.69m x 4.17m (18'8" into bay x 13'8")

Upvc double glazed bay window overlooking the front garden towards the 'The Rookery.'

Bedroom 2 - 4.6m x 4.17m (15'1" x 13'8")

Upvc double glazed window overlooking the rear garden.

Bedroom 3 - 2.39m x 3.35m (7'10" x 11'0")

Upvc double glazed window overlooking the front garden and towards 'The Rookery.'

Bedroom 4 - 2.13m x 2.87m (7'0" x 9'5")

Upvc double glazed window over looking the rear garden. Built in cupboards to chimney recess.

Bathroom - 1.98m x 3m (6'6" x 9'10")

Two Upvc double glazed windows. Panelled bath with a thermostatic shower and shower screen. Vanity wash hand basin with cupboards below. Low level Wc. Tiled walls. Chrome towel rail/radiator, recessed spotlighting.

Outside

Established gardens to both the front and rear, paved off road parking for a number of vehicles and a brick garage to side measuring 18'5" x 8'10" with up and over door and electric light and power supply.. the mature and established rear garden is planted with a variety of established plants, shrubs and trees, large patio.

Council Tax

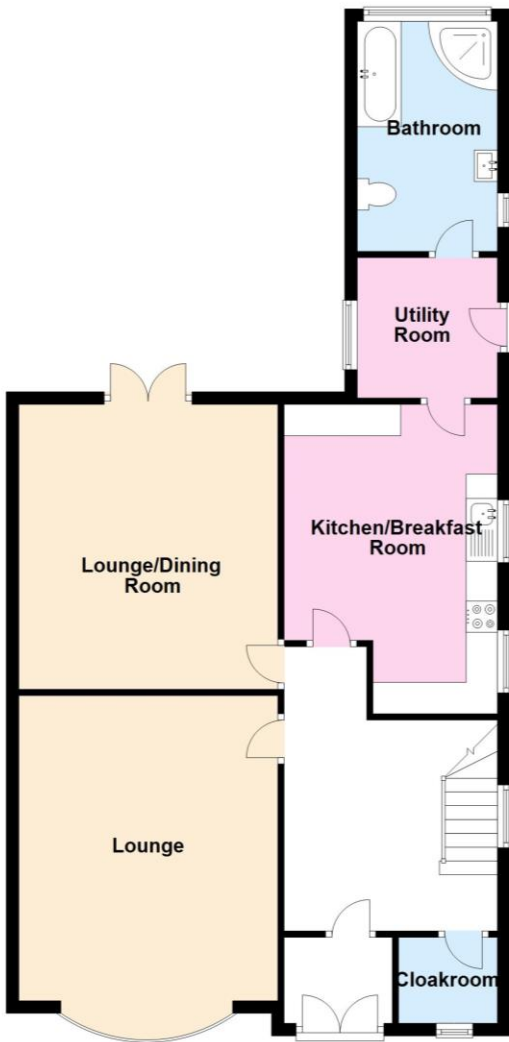
Sefton MBC Band F

Tenure

Freehold.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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