



**31 Rawlinson Road  
Hesketh Park, PR9 9NE, £585,000  
'Subject to Contract'**



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*Southport's Estate Agent*

Detached character family houses such as this are very rare to market! Located to arguably one of the most sought-after roads in Hesketh Park the property offers the perfect balance of period charm with modern, contemporary living, retaining a number of original character features. Internally a generous, warm and inviting reception hallway leads to the main accommodation with feature fireplace and ground floor WC, front lounge and sitting room leads to living, dining conservatory and modern fitted kitchen, ideal for entertaining and overlooking gardens to rear. There is also the added benefit of detached annexe accommodation to rear perfect for independent teenager or relative or simply a family working from home or looking to entertain. To the first floor there are four bedrooms and a modern style family bathroom suite. The master bedroom includes en-suite shower room/WC. A fitted staircase returns from the main landing to the second floor and leads to a home office/sitting area and further fifth bedroom, perfect as a teenager's suite. The gardens are a definite feature, well established to both front and rear, not directly over-looked and providing off road parking for numerous vehicles. The location is particularly convenient for nearby Hesketh Park together with a number of local shops and amenities, Churchtown and Lord Street are just a short distance away. No Chain Delay.

### **Enclosed Entrance Porch**

Glazed double outer doors and side window. Tiled flooring. Attractive inner door with double glazed, stained and leaded inserts leading to....

### **Reception Hall**

A charming feature reception hallway with stripped wooded flooring and most attractive cast-iron and tiled fireplace as a focal point with tiled hearth and period surround with inset beveled vanity mirror to mantle piece. A front facing bay window helping to maximise natural light complete with motive transoms. Turned stairs lead to first floor with deep understairs storage cupboard. Space panelling to plate rail and wall light points. The main accommodation is accessed by a number of original character doors complete with glazed and stained inserts. Door leads to....

### **WC - 2.18m x 1.02m (7'2" x 3'4")**

Glazed side window, low level WC and pedestal wash and basin. Midway wall tiling, picture rail and useful built-in overhead cupboard.

### **Lounge - 5.05m x 3.94m (16'7" into bay x 12'11")**

Upvc double glazed bay window to front with replica matching period transoms. Living flame gas fire with cast iron and tiled interior over tiled hearth with wall light points, picture rail and coving.

### **Sitting Room - 6.22m x 3.78m (20'5" x 12'5")**

Upvc double glazed double doors and side windows leads to living, dining conservatory to rear. Cast iron and tiled fireplace over tiled hearth with feature wooden fire surround. Wall light points, picture rail and coving.

### **Breakfast Kitchen - 5.26m x 3m (17'3" x 9'10")**

Upvc double glazed side window and Upvc double glazed door and window leading to living, dining conservatory at the rear. A modern style fitted kitchen which offers a comprehensive range of built-in base units including cupboards and drawers, wall cupboards with under unit lighting and Granite working surfaces incorporating breakfast bar with inset single bowl sink unit with mixer tap and drainer. Appliances include; Rangemaster double oven with five burner gas hob and separate ceramic plate. There are complimentary Granite splash backs and funnel style extractor over. Further integral appliances include fridge freezer and dishwasher. 'Karndean' flooring is laid, coving and recess spot lighting.

### **Living, Dining Conservatory - 3.89m x 5.64m (12'9" x 18'6" overall measurements into recess)**

Upvc double glazed double doors and windows overlook garden with 'Karndean' flooring continuing.



## First Floor Landing

Glazed stained and leaded light side window with main landing providing fixed staircase to second floor suite of rooms.

**Master Bedroom** - 5.26m x 3.81m (17'3" to rear of wardrobes x 12'6")

Upvc double glazed window overlooks rear garden. Fitted wardrobes with matching bedside cabinets and drawers, door leads to....

**En-Suite Shower Room/WC** - 3.15m x 1.22m (10'4" x 4'0")

Opaque Upvc double glazed window. Three-piece modern white suite comprising of low-level WC, wash hand basin with mixer tap and step-in shower enclosure with glazed shower screen, plumbed-in shower and wall grip. Tiled wall and flooring with inset display/shelving recess. Separate inset vanity wall mirror, heated towel rail, coving and recess spot lighting.

**Bedroom 2** - 5.18m x 3.96m (17'0" into bay x 13'0")

Upvc double glazed bay window with matching period transoms.

**Bedroom 3** - 3.28m x 3m (10'9" x 9'10")

Upvc double glazed window with matching period transoms.

**Bedroom 4/nursery** - 2.24m x 2.92m (7'4" overall measurements into recess x 9'7" including areas of reduced head height)

Two Upvc double glazed windows.

**Family Bathroom/WC** - 2.54m x 3.12m (8'4" into door recess x 10'3")

Modern four-piece family bathroom suite comprising of low-level WC, pedestal wash hand basin and corner step-in shower enclosure with plumbed in shower. A panelled bath is inset to tiled surround with central mixer tap and hand-held shower attachment. Partial wall tiling and heated towel rail. Opaque Upvc double glazed side window, inset vanity wall mirror to recess and recess spot lighting.

## Second Floor Landing

Upvc double glazed window to side, door to....

**Home Office/Sitting Room** - 3.15m x 2.72m (10'4" x 8'11")

Forming part of a top floor suite of rooms, perfect for use as a teenager's suite. Currently in use as home office space with Upvc double glazed window to side, additional storage space to eaves and fixed small set of stairs lead up to....

**Bedroom 5** - 3.86m x 4.55m (12'8" x 14'11" including areas of reduced head height to front of wardrobes)

Upvc double glazed window and separate sky light to roof pitch. A run of built-in wardrobes provide plentiful storage to one wall.

## Annexe Accommodation

This superb detached annexe provides perfect accommodation to suit an independent teenager or relative as a living accommodation, enabling them to retain independence. Alternatively, this feature of the property could be used as a home office, studio or simply enjoyed as an entertainment space for all the family.

**Kitchen/Utility** - 3.3m x 2.51m (10'10" x 8'3")

Upvc double glazed side window, Modern style kitchen including a range of built-in base units complete with cupboards and drawers, wall cupboards and working surfaces with single bowl sink unit, mixer tap and drainer. A wall mounted central heating boiler serves both the annex and main living accommodation. Space is available for free standing fridge freezer, plumbing for washing machine and space for tumble dryer. Tiled flooring and recess spot lighting. Door leads to...

## Inner Hall

Tiled flooring continues with recessed spot lighting and door to....

**WC** - 1.35m x 1.96m (4'5" x 6'5")

Opaque Upvc double glazed window with low level WC and vanity wash hand basin with mixer tap and tiled splash back. Ladder style chrome heated towel rail, Upvc double glazed window, tiled flooring and recess spot lighting.

**Living/Entertainment Room** - 6.71m x 2.69m (22'0" x 8'10")

Upvc double glazed double doors and windows to rear garden complete with easy fit blinds. Recess spot lighting.

## Outside

Established gardens to both the front and rear, well maintained block paved driveway access to front with parking for several vehicles and borders stocks with mature plants and shrubs. Secure side entry access leads to a detached Annexe/Garden Room to rear perfect for a variety of uses including teenager or independent relative suite. The extensive rear garden is not directly overlooked and very well screened. There is further block paved patio and lawn with well stocked borders, plants, shrubs and trees. There is also a brick BBQ area and timber garden shed.

## Council Tax

Sefton MBC Band F.

## Tenure

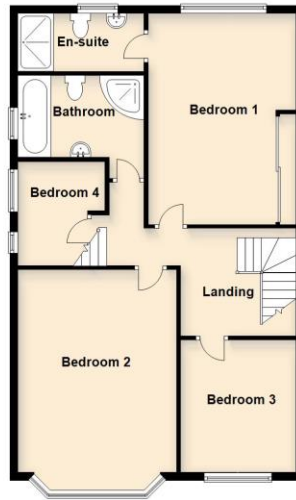
Freehold.



Ground Floor



First Floor



Second Floor



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



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