



**47 Rawlinson Road, Hesketh Park, PR9 9NE**  
**‘Offers in Excess of’ £475,000**  
**Subject to Contract**

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 living, retaining a number of original character features. Internally a generous, warm and inviting reception hallway leads to the main accommodation which includes; Front lounge/dining room, rear lounge and breakfast kitchen ideal for entertaining and overlooking gardens to rear. To the first floor there are four double bedrooms and a family bathroom suite with separate WC. 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.



### Enclosed Entrance Vestibule

Upvc double glazed double outer doors, window and tiled flooring. Upvc double glazed and leaded arch over. Composite style inner door with glazed leaded light transoms to side leading to...



### Reception Hall

Turned staircase leads to first floor with handrail, spindles and newel post. Door leads to under stairs storage cupboard. Door leads to...

### Dining Room - 5.18m x 4.24m (17'0" into bay x 13'11")

Upvc double glazed bay window to front, living flame coal effect gas fire with marble interior, hearth and fire surround. Picture rail and coving.



### Rear Lounge - 5.77m x 3.94m (18'11" x 12'11")

Upvc double glazed double doors and windows lead to enclosed garden at the rear. Living flame gas fire with marble interior, hearth and wooden fire surround. Coving.



### Breakfast Room/Kitchen - 7.39m x 3.4m (24'3" into bay x 11'2" overall measurements)

Modern style kitchen opens to a breakfast/ family room to rear with Upvc double glazed side door and window leading to rear of property and further Upvc double glazed bay window overlooking gardens. Kitchen arranged in an attractive shaker style with a number of built in base units which include cupboards and drawers, wall cupboards and working surfaces. One and half bowl sink unit includes mixer tap and drainer. Appliances include electric double oven with four ring gas on glass hob, splash back and extractor over. Plumbing is available for washing machine and space for tumble dryer. There is also integral fridge freezer and dishwasher. The breakfast room includes useful built in cupboards to recess and separate cupboard to chimney recess housing 'Valliant' conventional central heated boiler system.



### Landing

Upvc double glazed and stained leaded side window, picture rail and coving. Loft access.

### Bedroom 1 - 5.03m x 4.27m (16'6" into bay x 14'0" to rear of wardrobes)

Upvc double glazed window to front, fitted wardrobes with useful drawers, shelving, picture rail and coving.



### Bedroom 2 - 5.59m x 3.96m (18'4" x 13'0" to rear of wardrobes)

Upvc double glazed window overlooks rear of property. Fitted wardrobes include knee hole dressing table and drawers, picture rail and coving.

### Bedroom 3 - 3.86m x 3.33m (12'8" excluding entry door recess into bay x 10'11")

Upvc double glazed bay window overlooks garden to rear. Picture rail.

### Bedroom 4 - 3.07m x 3.05m (10'1" x 10'0" to rear of wardrobes)

Upvc double glazed window with fitted wardrobes incorporating flyover storage cupboards, knee hole dressing table and drawers and picture rail.



### Bathroom - 2.41m x 2.26m (7'11" x 7'5")

Opaque Upvc double glazed window, three-piece modern white suite to include pedestal wash hand basin with mixer tap, panelled bath with mixer tap and handheld shower attachment and corner step in shower enclosure with plumbed in shower. Tiled walls with ladder style chrome heated towel rail, tile effect vinyl covered flooring and airing cupboard housing hot water cylinder. Bathroom has recessed spot lighting.

### WC - 1.5m x 0.86m (4'11" x 2'10")

Opaque Upvc double glazed window, low level WC and tiled walls with vinyl tile effect covered flooring and recessed spot lighting.

### Outside

Property occupies an established and mature plot with flagged driveway access to front providing off road car parking for numerous vehicles. Shaped lawn and established borders well stocked with a variety of plants, shrubs and trees. Side access continues to a detached garage with access via up and over door. Secure gated access leads to rear garden comprising predominantly flagged and crazy paved patio with step down to shaped lawn well screened and walled with a variety of plants, shrubs and trees to borders.

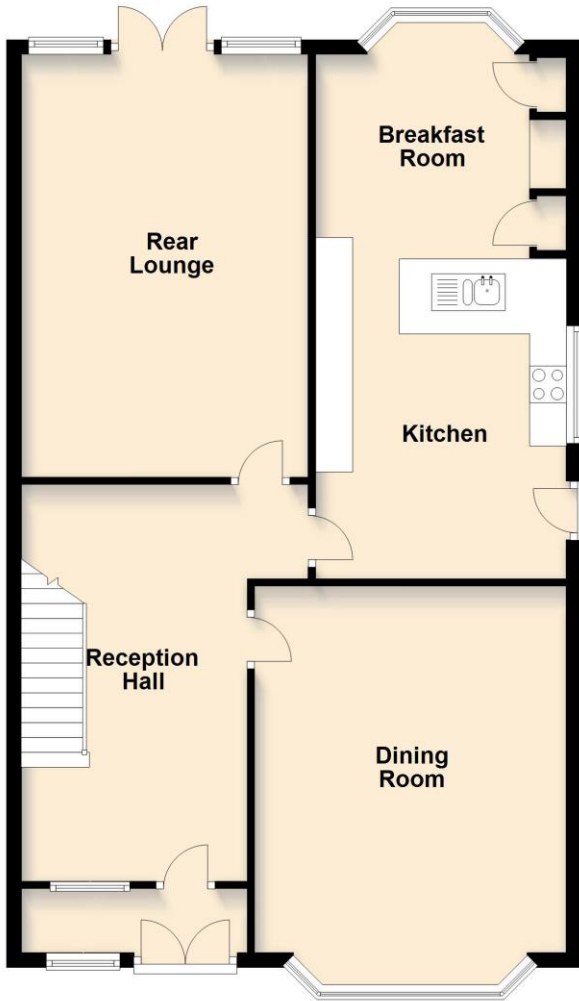
### Council Tax

Sefton MBC band F.

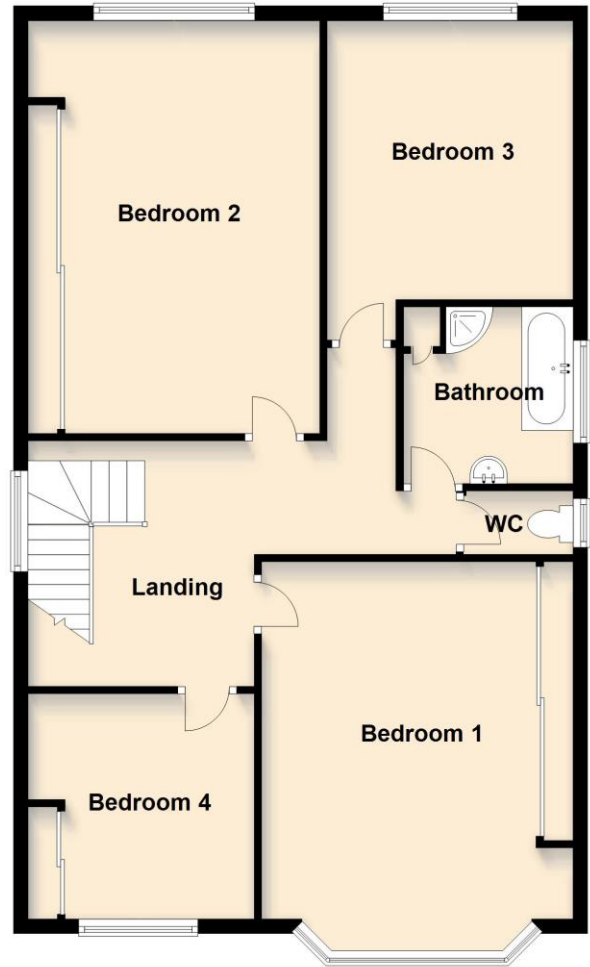
### Tenure

Freehold.

Ground Floor



First Floor



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(11-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.