



**39 Park Avenue, Hesketh Park, Southport, PR9 9EF**  
**Offers in the Region of £300,000**  
**Subject to Contract**

An early visit is recommended to appreciate the extent of the accommodation offered by this semi detached dormer bungalow. The accommodation arranged on two levels very briefly includes; entrance hall, front lounge/dining room, kitchen, sun room, a main bedroom, bathroom and Wc. On the first floor there are 2 further bedrooms, and an inner hall leading to a shower room and study. The property stands in established gardens, there is off road parking for several vehicles and a garage. The property is situated in a popular and established residential area with local bus services on Park Crescent and Roe Lane and nearby facilities at Churchtown Village and the Southport Town Centre. No chain delay.

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

*Southport's Estate Agent*

### **Side Entrance**

Enclosed vestibule, Upvc double glazed outer door and side window. Upvc double glazed inner door to...

### **Entrance Hall**

Stairs to first floor. Useful cloaks cupboard.

### **Lounge/ Dining Room** - 4.22m x 7.01m (13'10" reducing to 11'1" x 23'0")

Tiled fireplace. Two Upvc double glazed windows to the front.

### **Kitchen** - 3.23m x 3.48m (10'7" x 11'5")

Single drainer stainless steel sink unit and mixer tap. A range of base units, wall cupboards, working surfaces, hob, split level one and half electric oven, plumbing for a washing machine. Recess to the chimney breast housing a 'Worcester' gas central heating boiler. Useful pantry cupboard. Upvc double glazed window.

### **Sun Room** - 2.44m x 3.25m (8'0" x 10'8")

Upvc double glazed windows and Upvc double glazed doors to the side and rear.

### **Bedroom 1** - 3.96m x 3.71m (13'0" x 12'2")

Storage cupboard below stairs. Upvc double glazed window.

### **Bathroom** - 2.13m x 1.75m (7'0" x 5'9")

Tiled walls, white suite including panelled bath with thermostatic shower above, vanity wash hand basin with cupboards below. Airing cupboard. Upvc double glazed window.

### **Wc** - 1.88m x 0.81m (6'2" x 2'8")

Tiled walls, low level Wc. Upvc double glazed window.

### **First Floor**

#### **Rear Bedroom 2** - 3.3m x 3.66m (10'10" x 12'0")

Upvc double glazed window. Door to inner hall.

### **Inner Hall**

#### **Shower Room** - 1.83m x 2.57m (6'0" x 8'5")

Wash hand basin, low level Wc, shower enclosure with electric shower.

#### **Study/ Office** - 3.73m x 3.07m (12'3" x 10'1")

Upvc double glazed window.

#### **Front Bedroom 3** - 2.36m x 3.18m (7'9" x 10'5")

Upvc double glazed window.

### **Outside**

The property stands in established gardens to both front and rear. To the front of the property there is off road parking for several vehicles, a turning space and the driveway continues to a garage at the rear measuring 17'7" x 9'1" with up and over door, a side door and electric light and power supply. The rear garden is provided with a lawn and well stocked borders.

### **Note**

The property was not occupied at time of inspection and we cannot guarantee the appliances are in working order.

### **Council Tax**

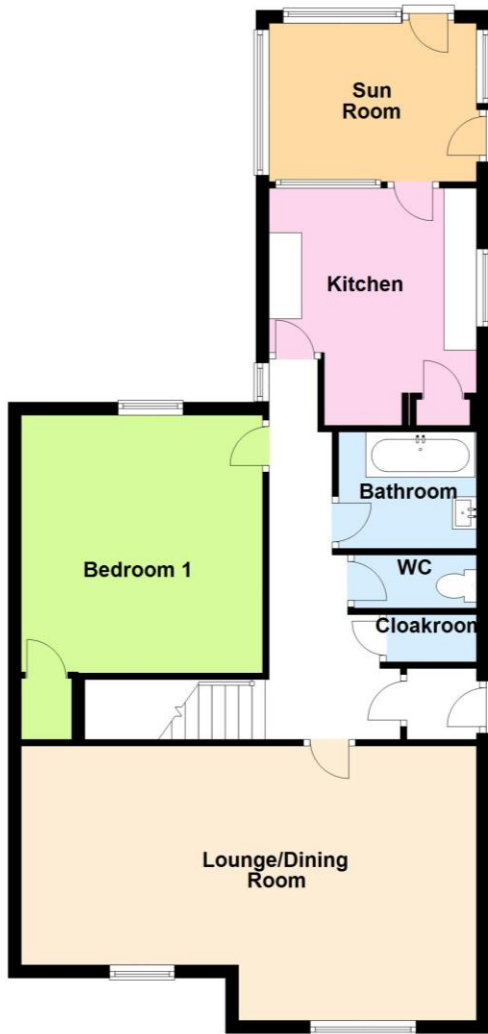
Sefton MBC band D.

### **Tenure**

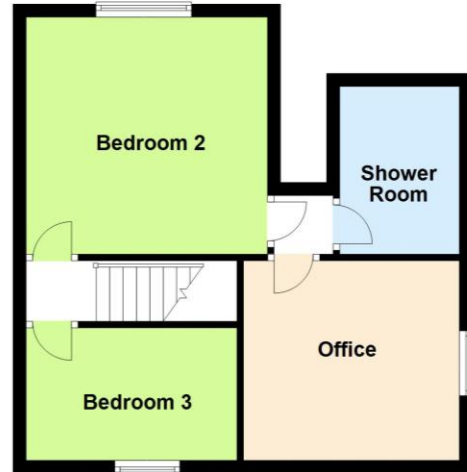
Freehold.



### Ground Floor



### First Floor



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



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.