



**'Savernake' 10 Hesketh Road Hesketh Park Southport PR9 9PD**  
**£499,950**  
**Subject to Contract**



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*Southport's Estate Agent*



An early viewing is recommended to appreciate the character and features offered by this detached family house , these include; sandstone sills and mullions to the front elevation, Oak panelled entrance hall and leaded windows. The centrally heated accommodation briefly includes; entrance hall, lounge, rear lounge, morning room and kitchen with cloakroom, on the first floor there are four bedrooms, the master bedroom has an en suite shower room and a family bathroom and wc. On the second floor there are two further bedrooms, one of which is used as a store room, there are also cellars providing storage and laundry facilities and off road parking and a garage. There is off road parking and a garage, delightful, mature gardens adjoin the property to the front and rear and the property back onto the 15th fairway of Hesketh Golf Club.

The property is situated in the 'Hesketh Park Conservation Area', a sought after residential location, convenient for the nearby facilities of Churchtown Village.

### **Enclosed Vestibule**

Tiled floor, circular leaded side window, Oak outer door.

### **Entrance Hall**

10'2" x 16'9", 3.10m x 5.11m

Sandstone sills and mullions, leaded window,s 3/4 Oak panelled walls and plate rail incorporating fire surround with tiled interior.

### **Inner Hall**

Stairs to first floor and cloakroom with cupboards to one wall and leaded window.

### **Lounge**

18'3" into bay x 15' extending to 19'5" into side inglenook, 5.56m into bay x 4.57m extending to 5.92m into side inglenook

Sandstone sills and mullions, leaded glazed windows, inglenook with leaded side windows, tiled fire surround and hearth. Decorative plaster work to ceiling and frieze.

### **Rear Lounge**

19'7" x 19'5", 5.97m x 5.92m

Leaded glazed bay window, door to rear garden. Two feature leaded side windows.

### **Morning Room**

13'6" x 11', 4.11m x 3.35m

Built in cupboards to chimney recesses, leaded window, gas fire and tiled surround.

### **Kitchen**

13'2" x 8'1" extending to 12' overall measurements, 4.01m x 2.46m extending to 3.66m overall measurements

Single drainer 1 1/2 bowl stainless steel sink unit, base units with cupboards and drawers, wall cupboards, working surfaces. Tiled wall, 'Baumatic' five burner gas hob, 'Hotpoint' double electric oven, useful pantry, door to cellar.

### **Inner Hall**

### **Cloakroom**

5'6" x 4', 1.68m x 1.22m

Wash hand basin, low level Wc, leaded window.

### **Cellar**

Accessed from the kitchen. There are a number of useful store rooms, laundry room with sink and plumbing for washing machine, 'Worcester' gas central heating boiler.



## **First Floor Landing**

### **Bedroom 1**

15'5" x 18'6", 4.70m x 5.64m

Leaded window overlooking the rear garden.

### **En Suite Shower Room**

Walk in shower enclosure with thermostatic shower, wash hand basin with cupboards below, part wall tiling, extractor.

### **Bedroom 2**

18'2" into bay x 15', 5.54m into bay x 4.57m

Sandstone sills and mullions, leaded windows.

### **Bedroom 3**

10'7" x 16'11", 3.23m x 5.16m

Sandstone sills and mullions, leaded windows.

### **Bedroom 4**

18'8" x 12'5", 5.69m x 3.78m

Leaded window, tiled fireplace, wash hand basin,

### **Bathroom**

7'2" x 8'10", 2.18m x 2.69m

Panelled bath, wash hand basin, sandstone sills and mullions, leaded windows.

### **We**

5'3" x 3'2", 1.60m x 0.97m

Low level suite, leaded window.

## **Second Floor**

### **Bedroom 5**

18'3" x 15'4", 5.56m x 4.67m

Leaded windows to front, further window to side.

### **Bedroom 6/Office**

15'5" x 11'7", 4.70m x 3.53m

Leaded window overlooking the rear garden.

### **Store Room**

16'3" x 9'8", 4.95m x 2.95m

Two leaded windows.

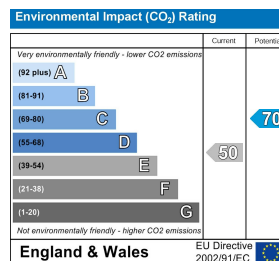
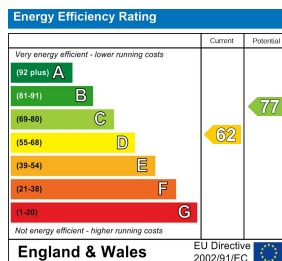
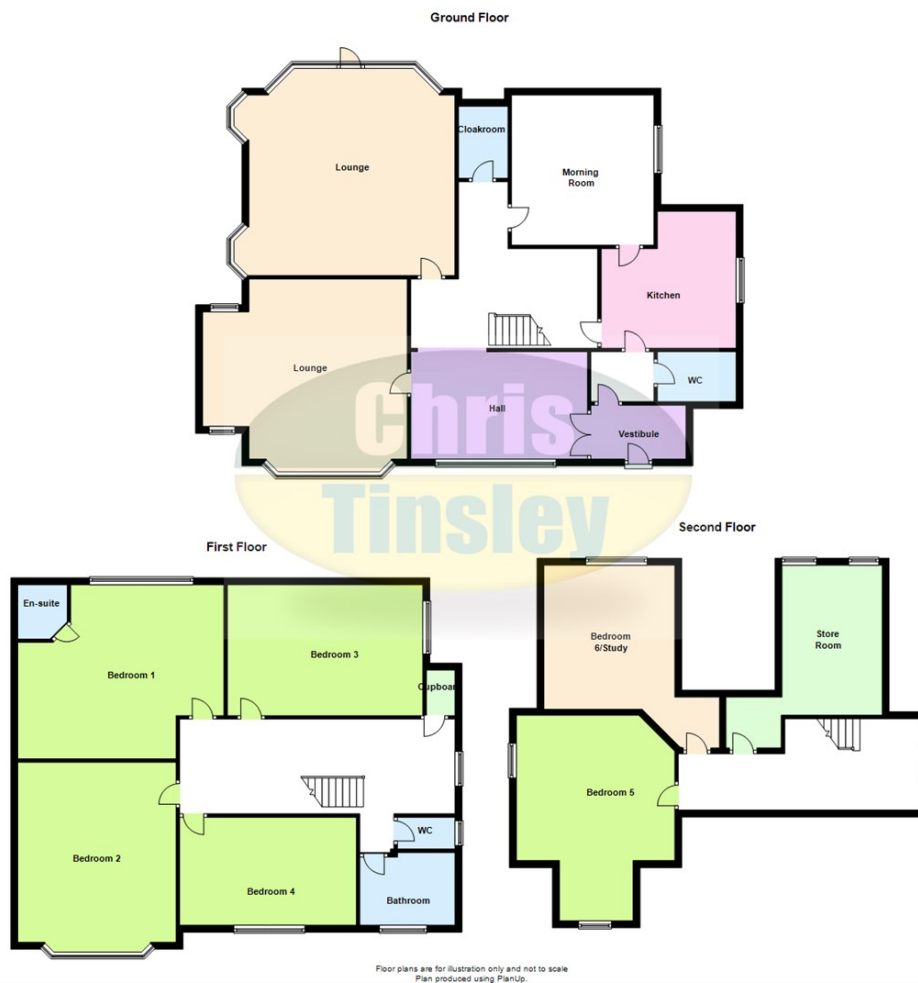
### **Outside**

The property stands in delightful, mature gardens to the front and rear with the rear garden backing onto the 15th Fairway of Hesketh Golf Club. The mature gardens are provided with lawns, borders stocked with plants, shrubs and mature trees. There is parking for a number of vehicles and a garage to the side measuring 30'4" x 8'6".

### **Tenure**

We are informed that the tenure of the property is Freehold.





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.