



**15 Thornton House, 6-8 Queens Road
Hesketh Park, PR9 9HN
'Subject to Contract'**

Enjoy convenient town centre living in this attractive, purpose-built second-floor apartment, offered with no chain delay. This centrally heated and double-glazed property boasts a superb lounge/dining room with a westerly-facing balcony, a fitted breakfast kitchen, and three generous bedrooms. Situated within a short distance of Southport's town centre facilities, early inspection is highly advised.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Communal Entrance

Entryphone system providing access, with stairs leading to the second floor.

Private Entrance Hall

Upon entering the apartment, you are greeted by an entryphone handset, a double-door cloaks cupboard for storage, and a linen cupboard complete with shelving and a radiator.

Lounge Diner - 5.08m x 5.51m (16'8" x 18'1")

This spacious lounge diner features an attractive 'Louis' style fire surround, complemented by wall light points. A UPVC double-glazed window and door lead out to the front-facing balcony, offering an ideal spot for relaxation.

Breakfast Kitchen - 4.5m x 2.57m (14'9" x 8'5")

The fitted breakfast kitchen benefits from a UPVC double-glazed window above a single drainer, 1 1/2 bowl sink unit. It comprises a range of base units with cupboards and drawers, wall cupboards, and corner display units. Working surfaces incorporate a breakfast table, and appliances include a four-ring electric hob with a cooker hood above, a split-level 1 1/2 electric oven, an integrated dishwasher, and a fridge freezer. Plumbing is available for a washing machine, and a wall-mounted 'Worcester' central heating boiler is installed.

Bedroom 1 - 4.39m x 3.35m (14'5" x 11'0")

A generous bedroom offering a UPVC double-glazed window and a recessed double-door wardrobe for ample storage.

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

Another well-proportioned bedroom featuring a UPVC double-glazed window and a recessed double-door wardrobe.

Bedroom 3 - 3.68m x 2.95m (12'1" x 9'8")

This third bedroom includes a UPVC double-glazed window and a recessed double-door wardrobe, providing comfortable accommodation.

Bathroom - 1.68m x 2.44m (5'6" x 8'0") overall measurements

The bathroom is fully tiled and features a UPVC double-glazed window, a twin-grip panelled bath, a vanity wash hand basin, and a low-level WC.

Additional WC

Conveniently, there is also an additional WC with a wash hand basin.

Parking

The property benefits from a single garage and communal parking facilities.

Outside Space

Enjoy the communal garden areas and the private westerly-facing balcony.

Tenure

Leasehold for 999 years from Jan 1 1984, with a peppercorn ground rent.

Council Tax

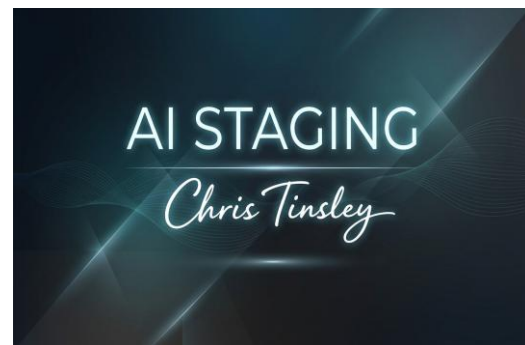
Sefton Band D.



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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