



**McGUIRE**  
ESTATE AGENTS

2 Bed Flat

**£110,000**



## Preston Road , Hesketh Park, Southport, PR9 9EE

Stunning open views over the cricket fields and tennis courts of the Rookery, this well presented first floor purpose built apartment is situated in a popular residential area, close to local amenities and Hesketh Park. The well planned accommodation briefly comprises entrance hall, lounge, kitchen, two double bedrooms, and bathroom. The property benefits from gas fired central heating and double glazing. There are communal gardens and allocated parking. Inspection recommended. Ideal for first time buyers. No Chain Delay.

## Key Features

FIRST FLOOR APARTMENT

TWO GOOD SIZE BEDROOMS

NEW KITCHEN

BATHROOM

LOUNGE WITH GREAT VIEWS

PARKING

## Location

Service Charge £40 per month  
Council tax band B

## Ground Floor

**COMMUNAL ENTRANCE** - Secure intercom entry to hall with stairs to the first floor.

## First Floor

**PRIVATE ENTRANCE HALL** - Cloak area and access to all rooms, storage cupboard.

**LOUNGE** - 11' 6" x 15' 7" (3.52m x 4.75m) Upvc double glazed window to front with fantastic views over The Rookery, radiator, electric fire with surround.

**KITCHEN** - 11' 9" x 8' 6" (3.6m x 2.6m) Fitted with a matching range of modern base and eye level units with drawers and worktop space over, 1&1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to rear, radiator, vinyl flooring, recently fitted combi boiler.

**MASTER BEDROOM** - 15' 1" x 9' 7" (4.6m x 2.94m) Upvc double glazed window to front with view over Southport Rookery, radiator.

**BEDROOM TWO** - 9' 6" x 6' 2" (2.9m x 1.9m) Upvc double glazed window to rear, radiator.

**BATHROOM** - 9' 10" x 5' 2" (3m x 1.6m) Newly fitted in 2017 Three piece suite comprising deep panelled bath with dual head power shower and glass screen, wash hand basin, low level WC, fully tiled walls and heated towel rail. Upvc obscure double glazed window to rear, built-in airing cupboard housing

## Exterior

**COMMUNAL GARDENS** - The block is set in communal lawned gardens with allocated parking space

## Additional Information

Service Charge £40 per month  
Council tax band B

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

