



**23 Irton Road, Hesketh Park
Southport, PR9 9DY, 'OIEO' £375,000
'Subject to Contract'**

Steeped in history and brimming with original character, this impressive Edwardian semi-detached residence offers an outstanding opportunity to acquire a substantial family home in the heart of one of Southport's most desirable residential locations. Beautifully maintained by the current owners, the property retains an abundance of period features, including original pine internal doors, stunning stained and leaded glass windows, and the rare addition of a fully operational Edwardian servant bell system, providing a wonderful glimpse into the home's rich heritage. The generously proportioned accommodation is tastefully presented throughout and benefits from gas central heating. A welcoming reception hall leads to an elegant front lounge, a separate sitting room, and a superb modern dining kitchen, creating versatile living spaces perfectly suited to contemporary family life. To the first floor are four generous double bedrooms, served by a family bathroom and separate WC, offering excellent accommodation for growing families. Externally, the property occupies attractive, well-established gardens to both the front and rear, complemented by a range of useful outbuildings and an external WC, providing excellent storage and further potential. Ideally positioned for highly regarded Norwood Primary School, the historic amenities of Churchtown Village, the picturesque surroundings of Hesketh Park and Southport Town Centre, this is a rare opportunity to acquire a distinguished period home combining space, character and an enviable location.

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Southport's Estate Agent

Entrance Vestibule

Outer storm door with glazed portal insert, tiled flooring and inner door with glazed stained inserts leading to...

Reception Hall

Generous reception hall with turned stairs to the First Floor, including handrail, spindles and newel post. Glazed stained and leaded-light side window to landing with further access to useful built-in cloaks cupboard, including shelving and glazed and leaded-light window to front of property. Door leads to useful under stairs storage cupboard housing electrical consumer unit and meters, glazed window to side and plate rail. A number of original internal doors give access to main accommodation and kitchen/diner.

Front Lounge

5.11m into bay x 4.22m into recess (16'9" into bay x 13'10" into recess)
Upvc double-glazed bay window to front of property, tiled fire surround and hearth, picture rail with wall frees to coving. The front lounge also benefits a call button which forms part of the original bell system, which we understand to be in working order.

Sitting Room

4.85m x 3.91m into recess (15'11" x 12'10" into recess)
Glazed door with sash style window leading to rear garden. Fireplace with tiled interior, hearth and wooden fire surround. Picture rail, wall frees to coving and ceiling rose.

Dining/Kitchen

6.02m x 3.33m (19'9" x 10'11")
Glazed sash windows to side of property with further glazed windows to both sides and a kitchen arranged in a attractive 'Shaker' style with a number of useful base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include integral fridge and freezer, with plumbing available for dish washer. Five-ring induction hob with splashback and canopy style extractor hood above. Electric fan assisted oven, part-wall tiling and woodgrain laminate style flooring. LED recessed spotlighting. Original bell system to overhead to one wall.

Landing

Large feature original stained and leaded light side window to half-landing with picture rail and coving. Inner landing access with loft point and doors lead to...

Bedroom 1

4.24m excl. bay x 4.24m into recess (13'11" excl. bay x 13'11" into recess)
Upvc double-glazed box bay window to front of property, ornate cast-iron fire surround over tiled hearth, original call bell, picture rail, coving and recessed spotlighting.

Bedroom 2

4.85m x 3.94m into recess (15'11" x 12'11" into recess)
Two Upvc double-glazed windows overlook rear of property with picture rail and coving. Original call bell.

Bedroom 3

3.15m x 3.33m (10'4" x 10'11")
Upvc double-glazed window with fitted wall cupboard, picture rail and recessed spotlighting.

Bedroom 4

3.12m x 3.02m (10'3" x 9'11")
Upvc double-glazed window, wall freeze with recessed spotlighting.

Bathroom

2.39m x 1.8m (7'10" x 5'11")
Upvc double glazed window with twin-grip cast iron panelled bath, plumbed in shower and glazed shower screen. Pedestal wash hand basin includes half-wall tiling and recessed spotlighting.

WC

1.5m x 0.81m (4'11" x 2'8")
Opaque Upvc double-glazed window, midway wall tiling with low level WC and recessed spotlighting.

Outside

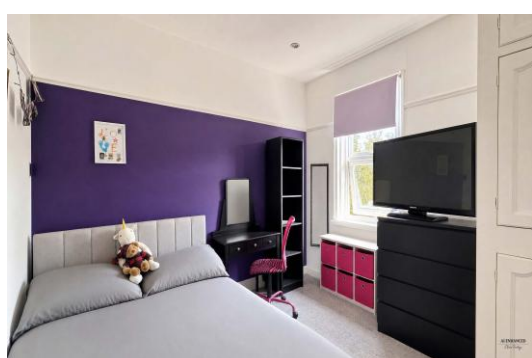
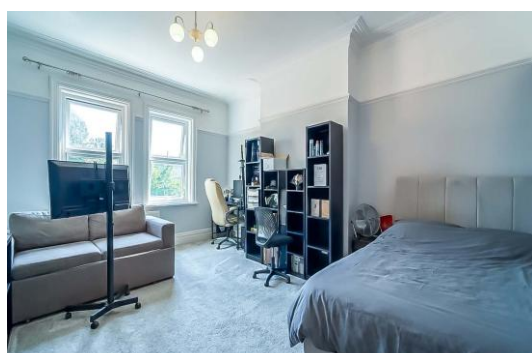
Established gardens adjoin the property with shaped lawn and hard surface pathway to front including borders well stocked with a variety of plants, shrubs and trees. Secure gated side access leads to rear of property and a number of adjoining outbuildings including external WC. Main outbuilding/store houses combination style central heating boiler system, serving main accommodation and the electric light and power supply, and plumbing for washing machine. The enclosed, walled Edwardian style rear garden comprises laid-to lawn established with well-stocked borders with a variety of plants, shrubs and trees, the property is not directly overlooked.

Tenure

Freehold.

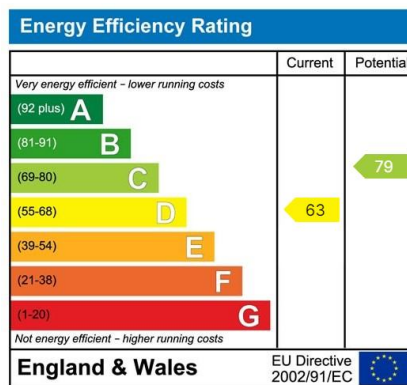
Council Tax

Sefton MBC Band E.





Floor plans are for illustration only and not to scale
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