



Argyle Court, Hesketh Park,
PR9 9LQ

OFFERS OVER
£132,500

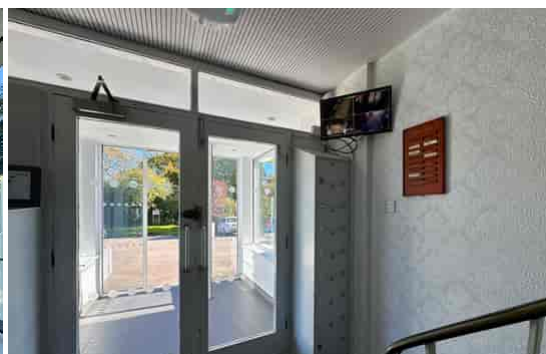
SM
STEPHANIE MACNAB
ESTATE AGENT

This GROUND FLOOR FLAT enjoys its OWN PRIVATE ENTRANCE and is ideally located directly opposite the beautiful Hesketh Park, a popular landmark offering scenic walks and a café to enjoy a cup of tea or coffee. With a generous internal layout of 872 SQ FT (81 SQ M), the property offers spacious accommodation and the added benefit of NO ONWARD CHAIN.

The flat is approached via a communal entrance hall or directly from its own front door. Inside, the private HALLWAY includes a BUILT-IN STORAGE CUPBOARD and gives access to all rooms. The LOUNGE is particularly spacious and bright, with a door opening directly to the front of the development.

The KITCHEN is fitted with a modern range of units and an integrated oven and hob, while the flat also provides TWO DOUBLE BEDROOMS, both of which offer excellent proportions and built-in storage. Completing the layout is a BATHROOM with a shower over the bath, plus a SEPARATE WC and wash hand basin.

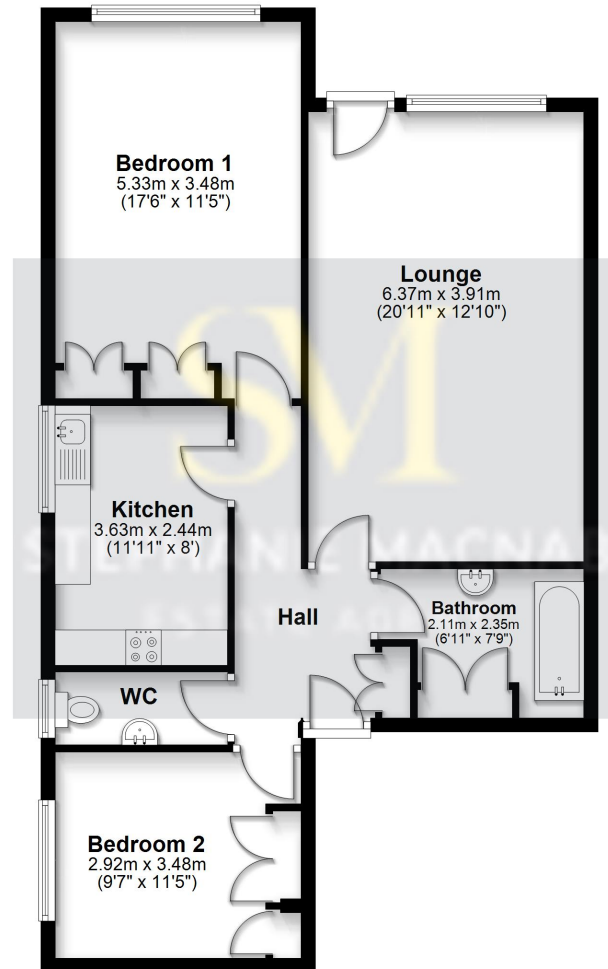
Externally, the development offers resident PARKING (not allocated) and well-kept communal areas. The location is highly convenient for Southport town centre, local transport links, and of course the leafy surroundings of Hesketh Park.





Ground Floor

Approx. 80.1 sq. metres (862.2 sq. feet)



Total area: approx. 80.1 sq. metres (862.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

