

For Sale

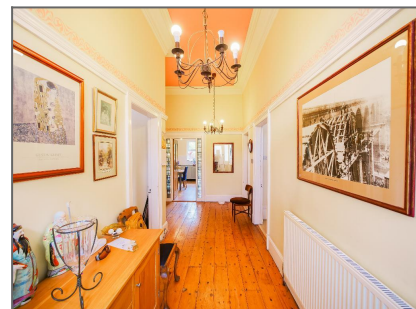
Hawkshead Street, PR9 9HF



£495,000 - Available

7 bedroom Semi-Detached

- ✓ **7 Bedroom Semi Detached Property**
- ✓ **Fantastic Potential**
- ✓ **Spacious Driveway**
- ✓ **Presented Over 4 Floors**
- ✓ **3 Large Reception Rooms**
- ✓ **Beautiful Rear Garden**
- ✓ **Sought After Location**
- ✓ **EPC Rating Band - 'D'**



Description

This substantial seven bedroom semi-detached home in Southport is brimming with potential. Spread across four floors, it offers generous living space, character, and a wonderful garden, making it an exciting opportunity for those looking to create their perfect family home. The property is located close to amenities such as primary schools, doctors surgery and transport links.

From the moment you step into the large, open hallway, the sense of space is clear. The ground floor hosts three spacious reception rooms, each filled with natural light, offering versatility for family life or entertaining. A well-laid-out kitchen flows seamlessly into a welcoming conservatory, providing a homely space to relax. This floor also benefits from a bathroom for added convenience, as well as access to the cellar, which boasts three large rooms offering excellent storage or conversion potential.

The first floor begins with a good sized bedroom and a bathroom. Just a few steps up onto the second floor, a generous landing leads to four further bedrooms, all naturally bright and well proportioned.

On the third floor, a modern shower room sits down the hallway, from two spacious bedrooms overlooking the garden, a flexible space with plenty of possibilities.

The garden is a true highlight of the home. Lovingly maintained, it offers colour in every season, with flowers, lawns, and a welcoming decking area leading out from the house. To the side, a garage provides useful storage, while tucked away in the corner is a charming garden room, perfectly positioned to enjoy views across the greenery.

To the front, the property benefits from a spacious driveway with room for multiple vehicles.

Ideally located, this home is just a short walk from Southport town centre, with its array of shops, restaurants, and cafés, as well as nearby parks, the Marine Lake, and the seafront.

With its abundance of space, character, and potential, this property is a rare opportunity in a highly desirable location. Give Bailey Estates a call on 01704 564163 to book your viewing now!

Location

Leaving Bailey Estates office, head south on Liverpool Road at the first set of traffic lights turn left onto Eastbourne Road. Continue for approximately 1.6 miles then turn left onto Hawkshead Street where the destination will be on your right easily identified by a Bailey Estates FOR SALE board.



Ground Floor

Porch - 3' 6" x 5' 11" (1.09m x 1.81m)

Entrance Hallway - 18' 7" x 17' 3" (5.68m x 5.26m)

Living room - 15' 1" x 17' 1" (4.62m x 5.22m)

Sitting/Dining Room - 15' 1" x 17' 9" (4.6m x 5.43m)

Lounge - 15' 2" x 12' 9" (4.64m x 3.9m)

Kitchen - 14' 0" x 14' 10" (4.29m x 4.54m)

Conservatory - 13' 9" x 9' 3" (4.22m x 2.82m)

Shower Room - 9' 10" x 5' 6" (3m x 1.68m)



First Floor

Bedroom 1 - 13' 2" x 14' 0" (4.03m x 4.27m)

Bathroom - 6' 1" x 6' 1" (1.87m x 1.86m)



Second Floor

Bedroom 2 - 13' 5" x 12' 9" (4.1m x 3.9m)

Bedroom 3 - 14' 0" x 17' 1" (4.27m x 5.23m)

Bedroom 4 - 12' 9" x 7' 1" (3.9m x 2.16m)

Bedroom 5 - 14' 5" x 15' 1" (4.4m x 4.61m)

Hallway - 21' 7" x 8' 7" (6.6m x 2.62m)



Third Floor

Shower Room - 10' 2" x 9' 0" (3.12m x 2.76m)

Bedroom 6 - 10' 9" x 11' 7" (3.29m x 3.55m)

Bedroom 7 - 15' 1" x 12' 9" (4.62m x 3.91m)



Basement

Cellar - 21' 7" x 6' 10" (6.6m x 2.11m)

Storage 1 - 13' 7" x 13' 3" (4.16m x 4.06m)

Storage 2 - 15' 1" x 16' 11" (4.6m x 5.18m)

Storage 3 - 15' 2" x 18' 2" (4.64m x 5.56m)

Floorplans



TOTAL FLOOR AREA: 3671 sq.ft. (339.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band D
 Local Authority Sefton

Tenure Freehold

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.