

Scarisbrick New Road, Southport, PR8

Offers in excess of £125,000

Key Features

- ✓ Ground Floor Apartment
- ✓ Private Garden
- ✓ Modern Kitchen & Shower Room
- ✓ Close to Town Centre
- ✓ Leasehold
- ✓ EPC rating D

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Over & Above



NEW TO THE MARKET - Spacious ground floor two bedroom apartment, situated close to the town centre while offering a private garden and off-street parking!

Situated towards the start of Scarisbrick New Road, the property is superbly situated for easy access into Southport town centre and the many amenities and transport links that are on offer.

Occupying the whole ground floor of a period property, with only one other apartment above, this property offers great space both inside and out. With a range of modern improvements including a stylish kitchen and shower room, ready for a new owner to easily move into and make their own.

Internally the property briefly comprises of; entrance hall, lounge-diner, kitchen, shower room, WC and two double bedrooms. Externally the property benefits from off-street parking to the front and a private well-enclosed courtyard garden to the rear.



Entrance Hallway

Accessed via the side of the building, the property has its own private entrance, opening into a hallway with fitted store cupboard.

Lounge

5.02m x 5.51m (16.5ft x 18.1ft)

Spacious lounge-diner which has retained the impressive high ceiling with traditional coving. A large window to the rear aspect allows natural light to flood in, with a door opening onto the private garden.

Kitchen

6.71m x 2.38m (22ft x 7.8ft)

Stylish modern galley kitchen, with an excellent range of gloss cabinet units, incorporating; raised electric double oven, 5-ring gas hob with extractor over, 1 1/2 bowl stainless steel sink with plumbing for a dishwasher, washing machine and dryer. Naturally bright with a window to the front aspect as well as two windows and an external door to the side aspect, overlooking the courtyard garden.

Bedroom 1

3.67m x 4.19m (12ft x 13.7ft)

Well-sized double bedroom with bay window to the front aspect.

Bedroom 2

3.04m x 2.74m (10ft x 9ft)

Double bedroom with bay window to the side aspect.

Shower Room

2.99m x 1.62m (9.8ft x 5.3ft)

Modern three-piece shower room, comprising of; walk-in shower cubicle, pedestal sink unit and WC.

WC

Adjoining the shower room is an additional WC with sink; ideal for guests!

External

To the front aspect, the property enjoys shared access to a gravel driveway providing off-street parking. To the rear is a private courtyard garden, fully paved and superbly well enclosed with access from both the Kitchen and Lounge.

Additional Information

We have been informed that the property is leasehold with the remainder of a 999 year term.

No ground rent is actively collected and any communal maintenance costs are arranged and shared on ad-hoc agreement with the first floor apartment.

DISCLAIMER

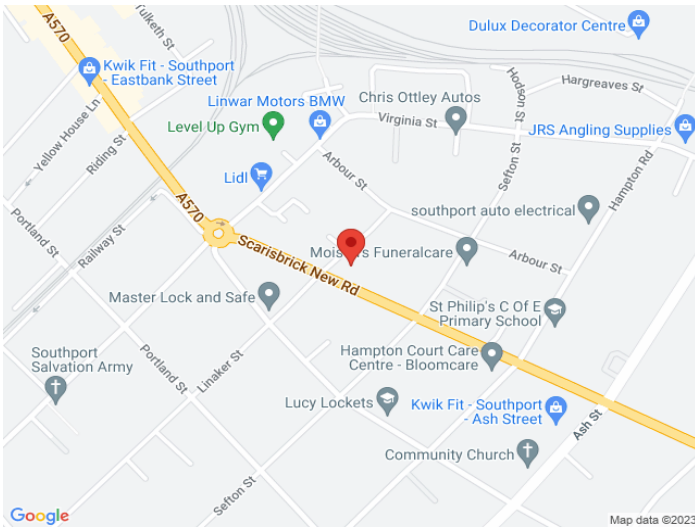
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Ground Floor



This floor plan is for illustration purposes only.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		

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