



Southport Road, Scarisbrick, PR8



3



2



2

£195,000

- NO ONWARD CHAIN
- Ideal for Families or First Time Buyers
- End Terraced House
- En-Suite Bathroom
- Modern Interior
- Ground Floor WC
- Allocated Parking Space
- Freehold
- EPC rating C
- VIRTUAL TOUR

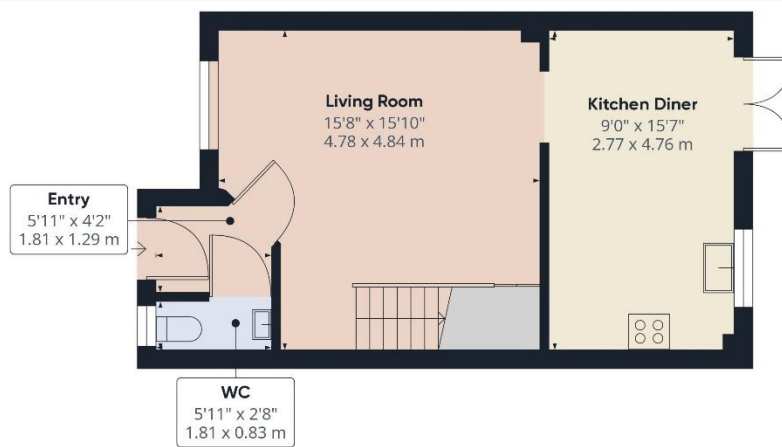


Northwood are pleased to offer this well presented three-bedroomed end terrace property with NO ONWARD CHAIN, situated on the popular Southport Road.

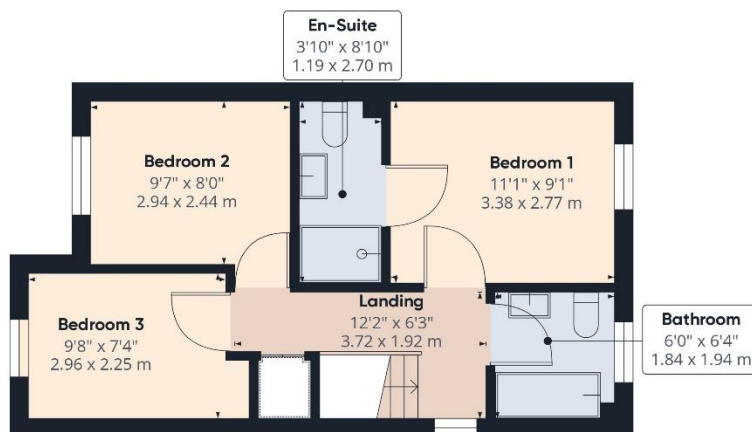
Close to Meols Cop Retail park and other local amenities such as Southport Centre, transport links and Southport Hospital, this property would be perfect for families or first time buyers as there is both an en-suite and downstairs WC.

Internally the property briefly comprises of; entrance hall, WC, kitchen-diner and lounge to the ground floor, with three bedrooms, en-suite and a family bathroom to the first floor.

Externally, to the front of the property is a lawned area with walkway to the entrance and to the rear of the property is an enclosed garden, with both a patio and lawn.



Floor 0



Floor 1

Approximate total area^m
798.04 ft²
74.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Entrance Hall 1.81m x 1.29m (5'11" x 4'2")

A hallway welcomes you into the property, benefitting from a downstairs WC.

Living Room 4.78m x 4.84m (15'8" x 15'10")

Positioned to the front of the property, this bright and open lounge has a window to the front aspect and opens into...

Kitchen-Diner 2.77m x 4.76m (9'0" x 15'7")

The dining kitchen which features a great range of shaker-style cabinet units, incorporating; electric single oven, electric hob with extractor hood over, stainless steel sink drainer and room for a dining room table. Window to back aspect and french doors leading out to the rear garden.

First-Floor Landing 3.72m x 1.92m (12'2" x 6'3")

Carpeted flooring with window to the side aspect and access to all first-floor rooms and hatch access to the loft space.

Bedroom 1 3.38m x 2.77m (11'1" x 9'1")

Well-sized double bedroom with window to the rear aspect and en-suite shower room.

Bedroom 2 2.94m x 2.44m (9'7" x 8'0")

Double bedroom with window to the front aspect

Bedroom 3 2.96m x 2.25m (9'8" x 7'4")

Single bedroom with window to the front aspect

Bathroom 1.84m x 1.94m (6'0" x 6'4")

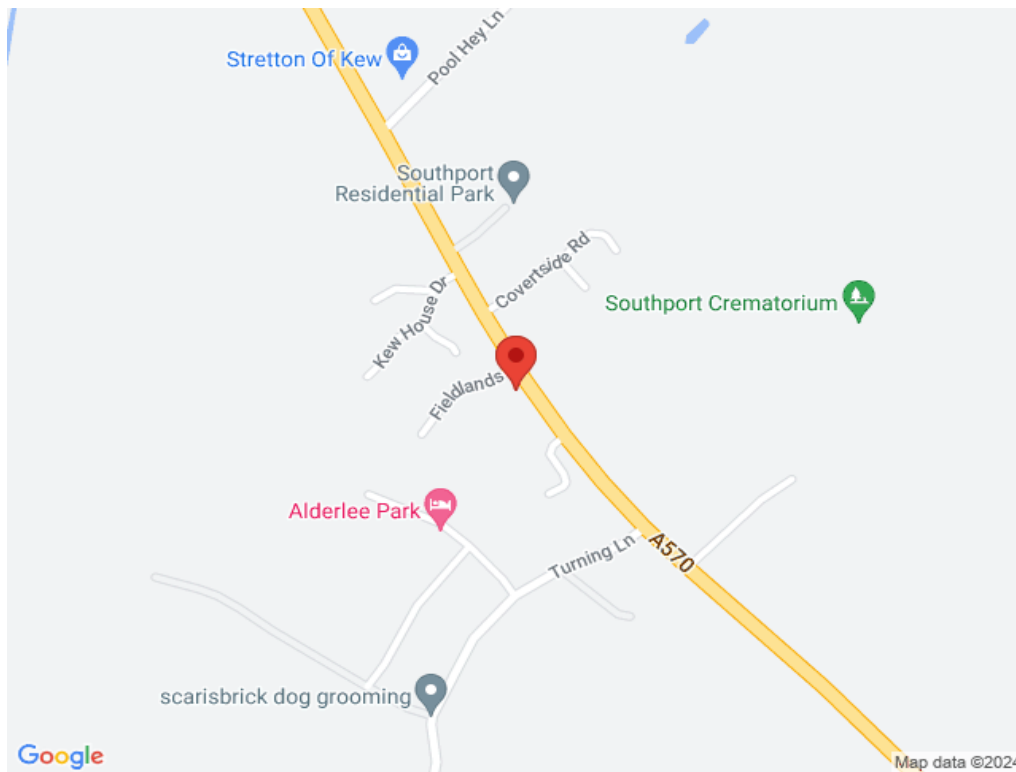
Three-piece family bathroom, comprising of; panelled bath with electric shower over, pedestal sink unit and WC. Features partly tiled walls and an obscured window to the back aspect.

External

To the front exterior is a lawned garden with path leading to the property, there is also side access to the with wooden gate. To the rear is an enclosed garden, with a paved patio leading onto a lawn with timber shed at the side of the property. There is also an allocated parking space to the back of the property.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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