



Leyland Road, Southport, PR9



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**£650,000**

- NO ONWARD CHAIN
- Detached Period Property
- Three Fabulous Reception Rooms
- Outstanding Open plan Kitchen-Diner
- Six Double Bedrooms
- Original Period Features
- Freehold
- EPC rating C



Northwood are excited to present this impressive, double fronted detached property with six bedrooms, three reception rooms and extensive garden to the open market.

Currently being used as an Air B&B this property is within walking distance to the beautiful Hesketh Park as well as being close to the town center and historical Lord Street, this property offers the suburbia feel without being too far away from all local amenities and transport.

This property retains its original character features and appeal and is perfectly balanced with a modern contemporary feel throughout. An extensive garden and open plan kitchen-diner makes this a perfect place for family gatherings and entertaining.

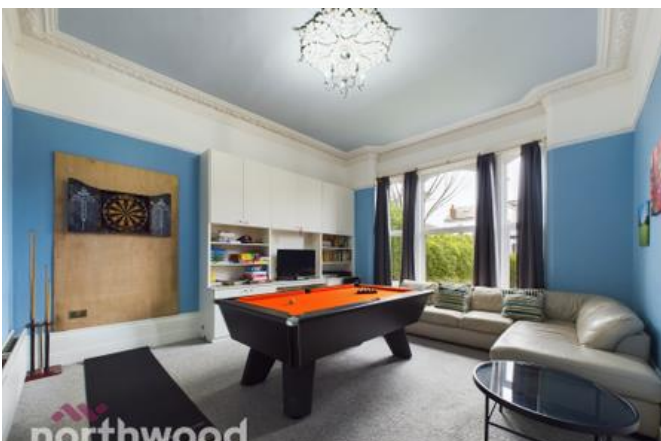
Internally, The property briefly comprises; a grand entrance vestibule, welcoming reception hallway leading onto the 3 grand reception rooms and downstairs WC. The back reception

room then opens up into the bright and spacious open plan kitchen diner. Entrance to the four basement rooms is under the stairs.

Leading up the stairs to the first floor is a bright and spacious split landing that links four fabulous bedrooms, all of which are generously sized, one even including an en-suite! Finally, a stylish four-piece family bathroom. Another staircase leading off the landing takes you up to the top floor which includes another two impressive sized bedrooms, a modern shower room and extra store room.

The property's exterior speaks of grandeur and elegance. The front exterior offers a driveway to the side for multiple cars and an impressive landscape front garden with a neatly manicured lawn and circular pathway leading to the steps of this elegant home. To the rear, you get spoiled with a substantial landscaped rear garden, with patio area and wooden decked gazebo for those summer meals outside.

Early inspection of the property is highly recommended to fully appreciate the accommodation on offer.





### Enclosed Vestibule 2.14m x 1.19m (7'0" x 3'11")

Double outer storm doors, tiled flooring, inner door featuring a quite magnificent stained glass with matching side windows.

### Entrance Hall

An impressive and spacious reception hallway welcomes you into this home, with oak flooring and original coving. Stairs leading up to the first floor and staircase to the basement level is situated under the stairs.

### Reception Room 1 4.95m x 5.70m (16'2" x 18'8")

First of the three reception rooms, this generous sized front reception lounge is filled with character and original coving along with a stunning fireplace. A beautiful bay window to the front aspect makes this room bright and spacious.

### Reception Room 2 4.59m x 5.10m (15'1" x 16'8")

The second reception room is also situated at the front of the property, again with original character features and huge window to the front aspect making this another bright and airy room which is currently being used as a games room.

### WC 1.45m x 1.76m (4'10" x 5'10")

A well-sized downstairs toilet with frosted window to the side aspect and cupboard with plenty of room for storage.

### Reception Room 3 3.97m x 4.32m (13'0" x 14'2")

Situated to the rear of the property with more of the stunning decorative coving and character features, this room has French doors leading out onto a raised decked terrace area which is covered so come rain or shine it can be used. There is also a door leading into the open plan kitchen-diner.

### Open-plan Kitchen-Diner 7.66m x 4.43m (25'1" x 14'6")

This stunning open plan kitchen-diner is bright and spacious and perfect for family gatherings and entertaining. The kitchen is a modern, shaker style with low and high level units with breakfast bar big enough for four stools. Incorporating; double range oven with five ring electric hob and extractor fan on top, white ceramic 1 1/2 bowl sink, dishwasher and space for American style fridge freezer. The dining room area has ample space for a large dining room table, a large window with a view stretching out over the rear gardens and flooding the room with natural light, creating a modern and bright space.





## Basement Rooms

There are four fully functional rooms down in the basement, one is currently being used as a utility room with plumbing for multiple washing machines while the other three are used for storage. One room has a single window and back door leading out to stairs that will take you out into the rear garden.

## First-Floor Landing 5.24m x 2.60m (17'2" x 8'6")

Split-level landing with access to all first floor rooms and a unique arch style window illuminates the area. Stairs leading up to the second floor are also situated on this landing.

## Bedroom 1 4.57m x 5.10m (15'0" x 16'8")

Positioned to the front of the property, this double room benefits from semi-fitted wardrobes providing plentiful storage, window to the front aspect and access to the en-suite.

## En-suite 2.13m x 3.76m (7'0" x 12'4")

This modern fitted en-suite is comprising of a walk-in shower with tiles, matt black framed washstand with gloss white open shelf and basin and low-level WC. Fitted radiator mounted to the interior wall.

## Bedroom 2 4.92m x 4.53m (16'1" x 14'11")

Bright and spacious double room, with original fireplace and window to the front aspect.

## Bedroom 3 3.99m x 4.37m (13'1" x 14'4")

At the rear of the property, you will find this bright, double room with a range of built-in mirrored sliding door wardrobes and window to the rear aspect.

## Bedroom 4 3.95m x 4.42m (13'0" x 14'6")

This double room has a corner fitted wardrobe with window to the rear of the property.

### Second Floor Landing 4.18m x 2.60m (13'8" x 8'6")

This landing has a cupboard and open shelving with sky light.

### Bedroom 5 4.98m x 4.62m (16'4" x 15'2")

Double room with arched window to the front aspect.

### Bedroom 6 3.97m x 4.42m (13'0" x 14'6")

Based at the rear of the property, a spacious double room with spot lighting and window to rear aspect.

### Shower Room 2.50m x 3.60m (8'2" x 11'10")

A modern shower room with walk-in shower, low level WC and vanity sink unit. Exposed beams add some character to this room and a skylight brightens up the space along with a frosted window to the rear of the property.

### External

To the front of the property is a beautiful, landscaped garden with a neatly manicured lawn and circular pathway leading to the steps of this elegant home. There is also a driveway to the side for multiple cars. The rear garden is a substantial plot that has been designed with family in mind, full of well maintained gardens and outdoor entertaining areas such as a patio and wooden decked gazebo for those summer meals outside. There is also a raised pond with plenty of fish inside and an area allocated for the fantastic hot tub.

### 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		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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