



Everard Road, Southport, PR8

 3/4  1  2/3

**£250,000**

- Double Fronted Family Home
- Beautifully Presented
- 2/3 Reception Rooms
- 3/4 Bedrooms
- Front & Rear Gardens
- Excellent Location
- Freehold
- EPC rating D





Presenting a beautiful double fronted family property which offers spacious and flexible family living space and is located along the popular and sought after road of Everard Road. This property is perfectly situated for the Town Centre and all local amenities.

Entering the property via a front entrance porch which leads through to the main living room. The living room is brightly lit via a boxed bay window to the front aspect and 2 further windows to the side aspect which is centered around an ornate feature open fireplace. Adjoining is a front snug of good proportions which could also be used as a 4th bedroom. The rear of the property enjoys a third reception room which is presently utilised as a dining room with large patio doors to the rear garden. Situated directly adjacent to the dining room is a fully fitted kitchen which could potentially be opened into the adjoining dining room if desired. Completing the ground floor accommodation is an adjoining utility room and downstairs WC. A 1/4 turn staircase rises to the first-floor landing which gives access into three generously sized bedrooms, family bathroom and separate WC.

Externally a private garden is not directly overlooked and enjoys a lawn bordered by a selection of plants and shrubs and a patio area at the rear of the garden. The garden does also benefit from a large metal shed residing in the rear left corner which makes good extra storage space. The front is low maintenance with a paved driveway and further gravel area which could allow additional parking for multiple vehicles.



## Entrance Porch

Entering the property via a UPVC front door and into an enclosed entrance porch which leads through to the main living room

## Living Room 4.17m x 4.46m (13'8" x 14'7")

The living room is brightly lit via a boxed bay window to the front aspect and 2 further windows to the side aspect. This room enjoys attractive features such as an ornate feature open fireplace.

## Dining Room 3.39m x 4.17m (11'1" x 13'8")

Situated at the rear of the property with large patio doors to the garden is a further reception room which is currently utilised as a dining room.

## Snug/ Bedroom 4 2.37m x 4.53m (7'10" x 14'11")

Positioned at the front of the property and adjacent to the living room is a further reception room which is currently used as a further living space however has previously been used as a 4th bedroom. This added room makes the property have a flexible layout which could suit a variety of buyers.

## Kitchen 3.02m x 3.08m (9'11" x 10'1")

A fully fitted kitchen enjoys a range of wall and base units with contrasting countertops and integrated appliances which include oven, 5 ring gas hob and extractor over. Further plumbing and space is available for a dishwasher and tall fridge/freezer. Open doorway leading through to utility area.

## Utility Room & WC

Completing the ground floor accommodation is a utility room with space and plumbing for a washing machine and tumble dryer. Door to a downstairs WC. Window to the side aspect and UPVC door to rear garden.

## Stairs and Landing

A 1/4 turn staircase rises to the first-floor landing and gives access into all rooms.

## Bedroom One 4.24m x 4.53m (13'11" x 14'11")

Large window to the front aspect. Decorated neutrally with a feature paneled wall incorporating wall mounted bedside lamps.

## Bedroom Two 3.58m x 4.16m (11'8" x 13'7")

Window to the rear garden. Generously sized allowing room for a range of bedroom furniture.

## Bedroom Three 2.41m x 2.38m (7'11" x 7'10")

Window to the front aspect. The smallest of the three bedrooms but still to a generous size and comfortably fitting a single bed with full range of furniture.

## Family Bathroom 1.87m x 3.03m (6'1" x 9'11")

Servicing all the bedrooms is a 4-piece bathroom suite comprising a large shower cabinet, separate bath and sink basin set into vanity unit. Separate WC is situated adjacent to the bathroom. Windows to the rear aspect.

## External

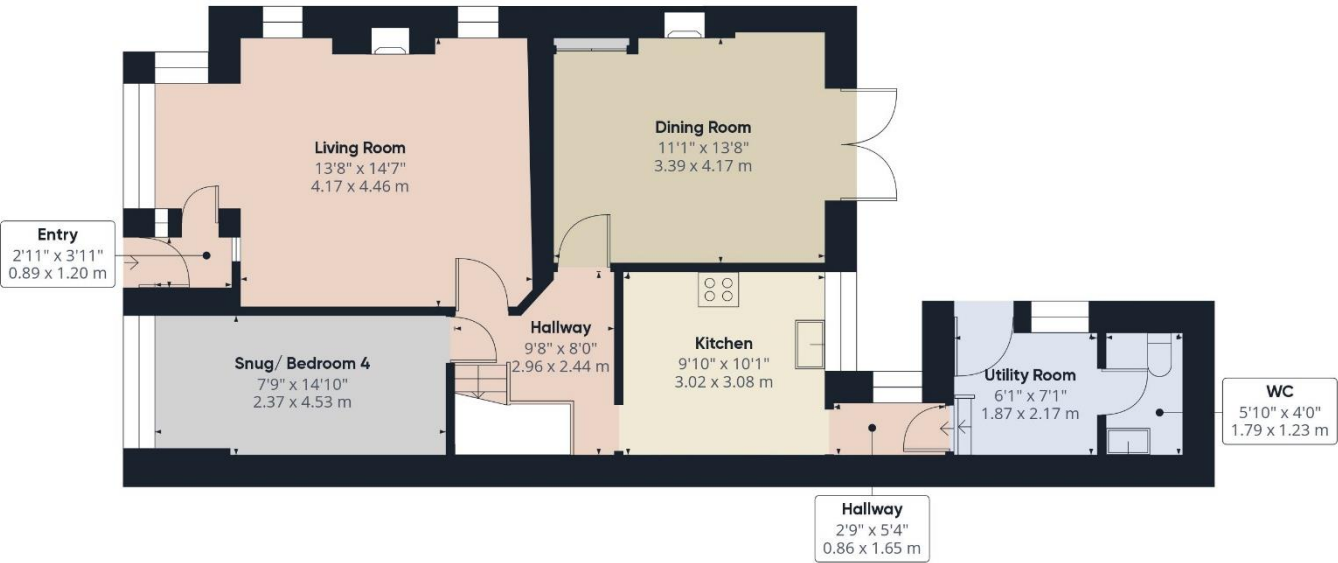
Externally a private rear garden is not directly overlooked and enjoys a lawn, bordered by a selection of plants and shrubs and a patio area which is at the rear of the garden. The garden does also benefit from a large metal shed residing in the rear left corner which makes good extra storage space. The front is low maintenance with a paved driveway and further gravel area which could allow additional parking for multiple vehicles.





Disclaimer

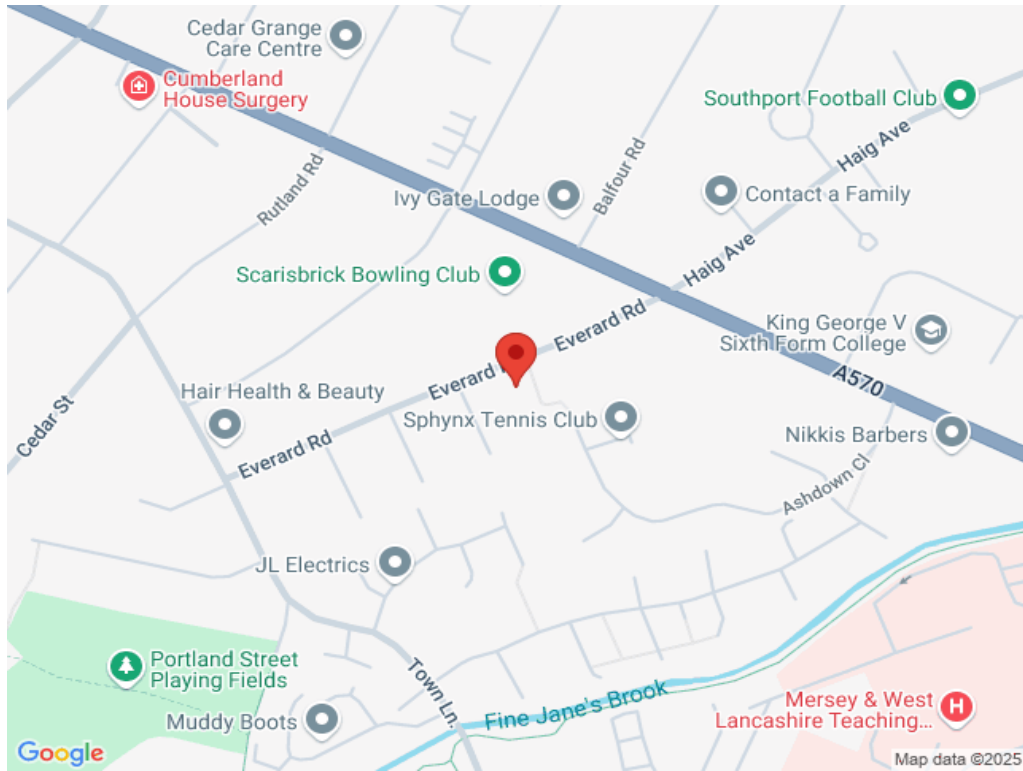
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Floor 0



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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