



Sussex Road, Southport, PR8



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**£215,000**

- Semi-Detached Family Home
- Beautifully Presented
- 2 Reception Rooms
- 4 Bedrooms
- Front & Rear Gardens
- Popular Residential Location
- Freehold
- EPC rating TBC





Presenting a beautiful Semi-Detached, 4 Bedroom Family property; benefiting from a host of period features and decorated beautifully throughout. Located along the popular residential street of Sussex Road, Southport this property is not to be missed.

Entering into a galleried hallway which has high ceilings, period coving and a traditional staircase which also handily incorporates a downstairs WC. The spacious feel continues throughout the ground floor with it comprising 2 generous size reception rooms and a modern breakfast kitchen. The first floor doesn't lack space either with a split-level landing providing access into 4 bedrooms, serviced by a large family bathroom.

Externally there are gardens to the front and rear with the front being fully graveled allowing for excellent off-road parking whilst the rear is low maintenance and made private by walls and fencing.

## Entrance Hall

A UPVC front door gives access into a welcoming entrance hall which is tastefully decorated with period style paneling.

## Living Room

A large living room boasts high ceilings with decorative coving, picture rails and ceiling rose. A large bay window is to the front aspect and allowing plenty of naturally light.

## Dining Room

Adjacent to the living room and with windows to both the rear and side aspect.

## Kitchen

Windows to both the rear and side aspect making this a bright open space. The kitchen/breakfast room is ideal for families with a range of fitted units and integrated appliances such as oven, gas hob and extractor hood over. Further plumbing and space are available for all other appliances and boiler is housed in cupboard.

## WC

Conveniently incorporated under the stairs and comprising a WC and washbasin.

## Stairs & Landing

A half turn staircase leads up to the first floor and gives access into all rooms.

## Bedroom One

Window to the front aspect. A generous size master bedroom with space for a range of freestanding bedroom furniture.

## Bedroom Two

Window to the rear aspect. A double bedroom with a chimney breast wall and plenty of space for freestanding bedroom furniture.

## Bedroom Three

Window to the rear aspect. Single bedroom still with plenty of space.

## Bedroom Four

Window to the front aspect. Currently used as a home office however could easily be used as fourth bedroom.

## Family Bathroom

Window to the side aspect. In need of decorating allowing a buyer to add their own stamp the bathroom suite currently comprises of a WC; pedestal sink and bath.

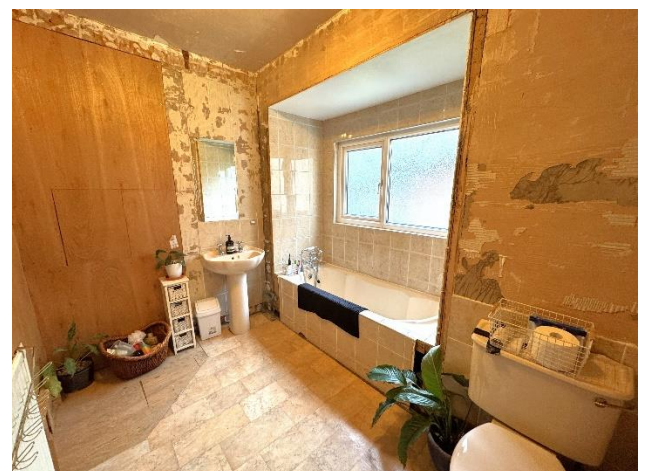
## External

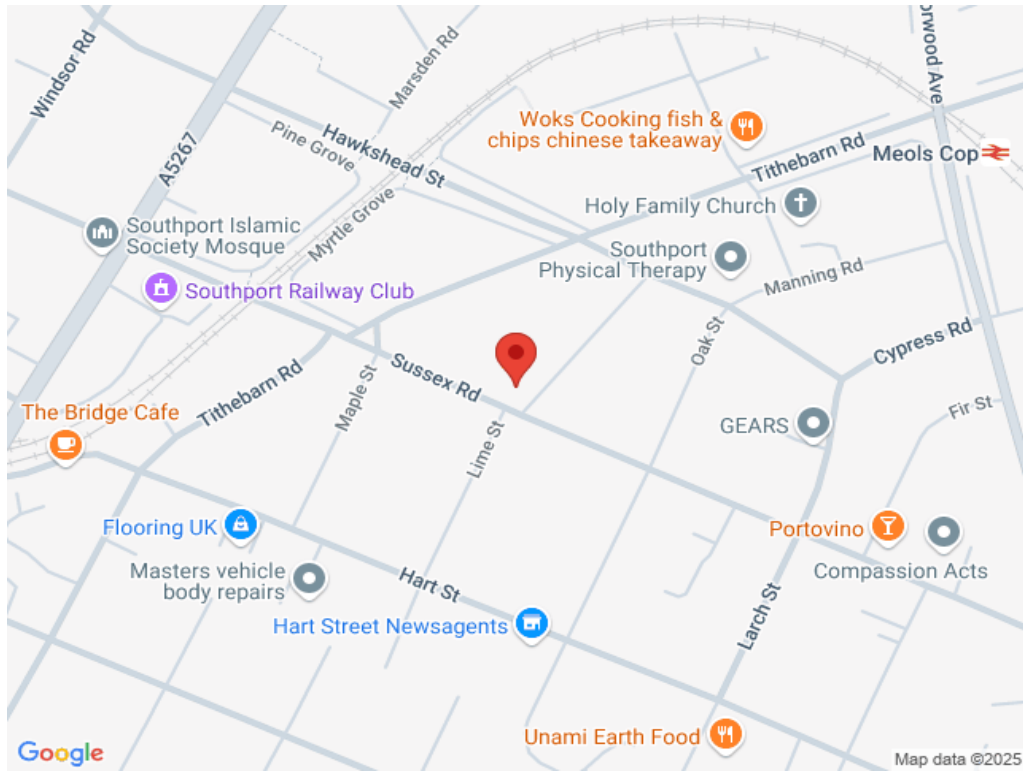
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## Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) 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.







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