



**94 Scarisbrick New Road
Southport, PR8 6LQ, £475,000
'Subject to Contract'**

This double fronted detached property is situated in an established location convenient for nearby Primary & Secondary Schools including KGV 6th Form College. A passing bus service provides access to the Southport Town Centre. Extended by the previous owners, the centrally heated and double glazed accommodation briefly includes; entrance hall, front sitting room, front lounge, snug, conservatory, dining kitchen, cloakroom and utility room. On the first floor there are four bedrooms, one of which is currently used as a home office. Two of these bedrooms have en-suite facilities and there is also a family bathroom with new shower unit and sliding door. On the second floor, there are two further attic rooms and a shower room. Established south-facing gardens adjoin the property to the rear, a sweeping carriage driveway provides off road car parking for several vehicles to front and access to detached garage.

Open Canopied Porch - Outer door with leaded windows and leaded side window.

Entrance Hall - Solid-oak flooring, original space-panelled walls and picture rail, wall light points, stairs to first floor.

Lounge - 17'9" extending to 19'0" x 12'6", 5.41m extending to 5.79m x 3.81m
Upvc double-glazed bay window and side window. Solid-oak flooring, gas fire with marble-effect surround. Built-in shelving to recess and recessed spotlighting.

Sitting Room - 15'8" x 14'2", 4.78 x 4.32
Solid-oak flooring, Upvc double-glazed bay window and side window. Recessed spot lighting. Living-flame effect gas fire with Minster-style fire surround and hearth.

Snug - 10'10" x 13'11", 3.3 x 4.24
Recessed spot lighting. Living-flame gas fire with timber surround, Upvc double glazed French doors and side windows to....

Conservatory - 12'10" x 9'6", 3.91 x 2.9
Travertine flooring, Upvc double-glazed windows and double door to rear garden.

Kitchen - 16'7" extending to 21'4" into recess x 19'5" overall measurements, 5.05m extending to 6.50m into recess x 5.92m overall measurements
Travertine flooring, recessed spotlighting. Upvc double-glazed double French doors to rear garden. Two feature tall wall radiators. The kitchen is installed with a range of high gloss white fitments including an inset 1½ bowl stainless steel sink unit, base units with cupboards and drawers, wall cupboards, wine racks, illuminated glass-fronted china cupboard. Working surfaces incorporating breakfast bar. A range of built in appliances including newly installed electric hob, double oven, microwave, dishwasher. Plumbing and recess for American-style fridge-freezer. Two electrically operated rain-sensitive Velux double-glazed windows. Upvc double-glazed side window.

Cloakroom -
Travertine flooring and walls. Wash hand basin. low-level WC. Recessed spot lighting.

Utility Room - 8'3" x 4'0", 2.51 x 1.22
Single drainer stainless steel sink unit, base units, wall cupboards, plumbing for washing machine, vent for tumble dryer, Travertine flooring.

First-Floor Landing -
Staircase to second-floor suite of rooms with handrail, spindles and newel post. Upvc double glazed window to front.

Bedroom 1 - 12'6" x 12'3" overall measurements, 3.81 x 3.73
Upvc double-glazed windows to front and opaque window to side, a range of extensive built-in fitments including recess for bed with bedside drawer units, dressing table and drawer units, fitted wardrobes, recessed spot lighting. Door to...

En-Suite Shower Room - 3'10" x 7'5", 1.17 x 2.26
Tiled floor, pedestal wash hand basin, low-level WC, step in shower enclosure with thermostatic shower, chrome towel rail/radiator, extractor. Recessed spot lighting.

Bedroom 2 - 10'7" extending to 12'7" x 14'1", 3.23m extending to 3.84m x 4.29m
Upvc double glazed windows, built in wardrobes to one wall and display shelving. Bedside drawer units and kneehole dressing table and drawers, recessed spot lighting. Useful storage cupboard to eaves.

Bedroom 3 - 10'9" x 14'1", 3.28 x 4.29 overall measurements
Upvc double glazed window, built-in wardrobe. Door to....

En-Suite WC
Wash hand basin with cupboard below, low-level WC, tiled walls and floor, chrome towel rail/radiator. Recessed spot lighting.

Bedroom 4/Home Office - 11'5" x 10'8", 3.48 x 3.25
Laminate flooring, built-in cupboards/ wardrobes, fitted desk units, Upvc double glazed windows to side and rear, recessed spot lighting.

Family Bathroom - 7'9" x 12'2", 2.36 x 3.71
White suite including; free-standing bath with mixer tap, pedestal wash hand basin, low-level WC, large double, step-in shower enclosure with sliding door. Recessed spot lighting, fully tiled walls and floor, two chrome towel rails/radiators, Upvc double glazed window.

Second Floor
With access via fixed staircase from the first-floor leading to attic rooms. (There is an insurance indemnity in lieu of formal certification of the attic conversion works).

Attic Room 1 - 12'7" x 10'2", 3.84 x 3.1 including sloping roof to one side
Upvc double-glazed window side window, access to under eaves area, recently installed 'Vaillant' central heating boiler under 5 year warranty until 2026 and pressurised hot water cylinder to eaves. Built-in wardrobe and dressing table.

Attic Room 2 - 8'3" x 11'9", 2.51 x 3.58 including a sloping roof to one side
Upvc double-glazed side window, built in wardrobe, dressing table and drawers. Useful storage to eaves, recessed spot lighting.

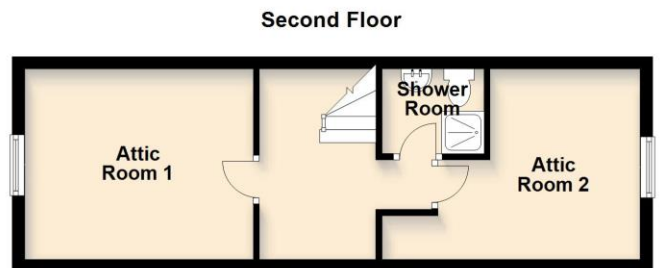
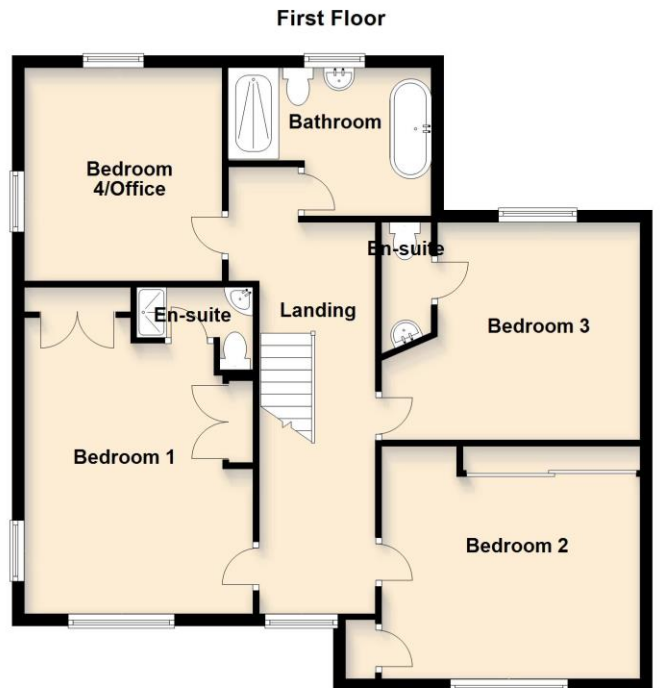
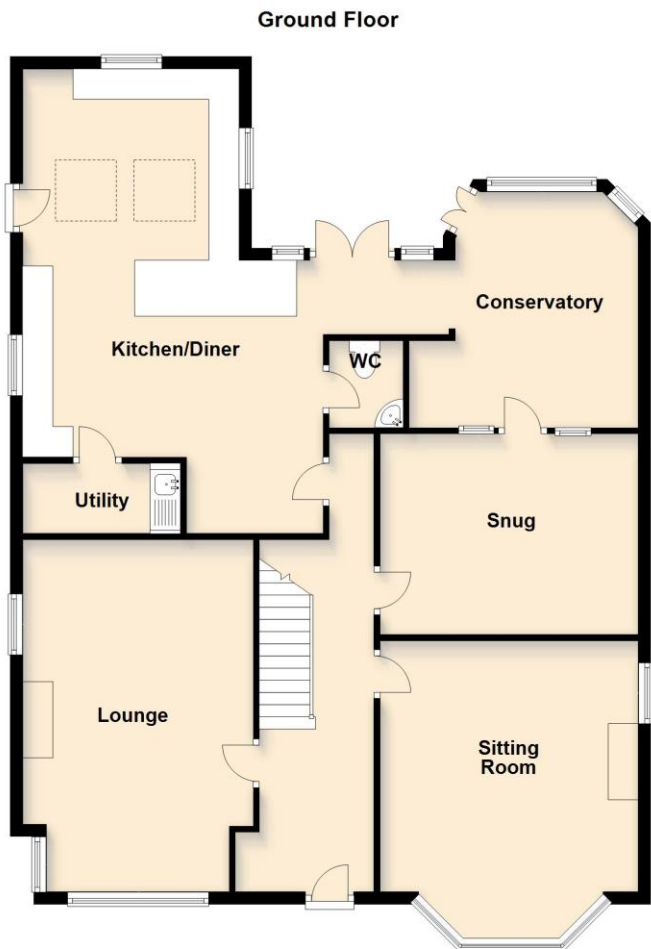
Attic Shower Room - 4'10" x 5'6" including a sloping roof to one side, 1.47 x 1.68
Tiled walls, white suite including pedestal wash hand basin, low-level WC, step-in shower enclosure, tiled floor, chrome towel rail/radiator. Recessed spot lighting, extractor.

Outside - Mature gardens to both the front and rear. Access via wrought iron gates with an in-and-out sweeping carriage driveway to front providing off road parking for several vehicles. The front garden is provided with lawn, rockery stocked with established shrubs, and fruit trees. A driveway at the side leads to a garage measuring 5.36m (17ft 7in) x 2.87m (9ft 5in) and an adjoining workshop measuring 3.1m (10ft 2in) x 2.13m (7ft 0in). The large garage includes extensive workshop racking, new power supply and consumer board. The enclosed south-facing rear garden has decking with walled beds, shaped lawn, edged flower beds stocked with plants and shrubs, mature trees, fruit trees. Stone patio areas are a definite feature. The rear wall has been completely re-built and extended in height by the present owners

Tenure - The tenure of the property is Freehold

Council Tax - Sefton MBC Band F.





Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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