



**286 Southport Road
Scarisbrick, PR8 5LF £350,000
'Subject to Contract'**

A beautifully presented three-bedroom detached family home, set in a sought-after semi-rural location with a charming open aspect over farmland to the front. This spacious property offers generous living accommodation including a bright through lounge dining room ideal for entertaining and leading to delightful rear gardens, a separate sitting room, and a modern breakfast kitchen. To the first floor are three double bedrooms, a stylish shower room, and a separate WC. The standout feature is the extensive rear garden – a true haven – complete with an ornamental carp pond, water feature, greenhouse, timber shed & garage. Ideally positioned for access to the A565 commuter link connecting Southport and Ormskirk, with local schools and amenities also within easy reach. A rare opportunity to secure a family home with such character, space, and outdoor appeal.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Enclosed Side Entrance Vestibule

Outer entrance door leading to enclosed vestibule with built-in cupboard to understairs. Glazed inner door leading to....

Entrance Hall

Turned stairs to the first floor with handrail, spindles and newel post. Doors lead to main accommodation.

Lounge/Snug - 4.29m x 3.43m (14'1" into bay x 11'3" into recess)

Secondary glazed bay window to front with period glazed and leaded light transoms over. Matching glazed, leaded light side windows to chimney recess with living flame gas fire with marble interior and hearth and wood fire surround. Wall light points and coving.

Through Lounge/Dining Room - 7.85m x 3.43m (25'9" overall measurements x 11'3" into recess)

Secondary glazed window to front with period glazed and leaded light transoms over. Gas fire with marble interior, hearth and wooden fire surround. Coving and ceiling moulding. Wall light points. Living room open plan with dining area including Upvc double glazed sliding patio door leading to delightful gardens to rear.

Breakfast Kitchen - 3.33m x 3.48m (10'11" x 11'5")

Upvc double glazed door and windows overlooking stunning rear gardens. Attractive fitted kitchen including a number of built-in base units with cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating breakfast bar with single bowl sink unit, mixer tap and drainer. Appliances include 'Stoves' gas double oven with 'Stoves' four ring gas hob and extractor over. Integrated 'Siemens' dishwasher and 'Blomberg' fridge. Plumbing is available for washing machine. Wall mounted 'Bosch' combination style central heating boiler system with Magna clean. 'Karndean' flooring and recess spot lighting.

Landing

Opaque Upvc double glazed side window, loft access via drop down ladder to a very large loft are arranged in two sections for storage, both boarded and carpeted. The loft space provides excellent future potential for extension to a fourth bedroom with possible en-suite, (subject to the usual planning and building consents being obtained.)

Bedroom 1 - 3.99m x 3.18m (13'1" x 10'5" to rear of wardrobes)

Secondary glazed window to front with period glazed and leaded light transoms over including delightful aspect of Farmers fields to front. Extensive range of fitted wardrobes including glazed bedside cabinets over drawers, vanity wall mirror and knee-hole dressing table and drawers. Picture rail and ceiling moulding.

Bedroom 2 - 4.37m x 3.15m (14'4" into bay x 10'4" to rear of wardrobes)

Secondary glazed bay window to front with period glazed and leaded light transoms over offering delightful aspect over Farmers fields to front. Fitted wardrobes with flyover storage cupboards, knee-hole dressing table and drawers.

Bedroom 3 - 3.33m x 3.43m (10'11" x 11'3" to rear of wardrobes)

Upvc double glazed window overlooks gardens to rear. Fitted wardrobe and computer desk, knee-hole dressing table and drawers.

Shower Room/WC - 2.41m x 2.08m (7'11" x 6'10")

Opaque Upvc double glazed window. Three piece white suite comprising of low level WC, vanity wash hand basin with vanity wall mirror over, illuminated glazed shelving and cabinet. Entry level shower recess with Thermostatic shower, tiled walls with shower seat and flooring. Ladder style chrome heated towel rail. Panelled ceiling with recess spot lighting.

WC - 2.13m x 0.81m (7'0" x 2'8")

Opaque Upvc double glazed window, low level WC and wash hand basin. Tiled wall and flooring, panelled ceiling with recess spot lighting.

Outside

The property is situated in the most attractive and established, mature 'South' facing gardens. Loose stone extensive driveway to front provides off-road parking for numerous vehicles including tuning space and ornamental borders well stocked with a variety of plants, shrubs and conifer trees. There is also a delightful aspect to front of property over farmers fields. Hard surface side access leads via secure composite gated access to rear garden, which in the opinion of the estate agents, is a most definite feature with extensive laid to shaped lawn, ornamental carp pond and rockery with water feature. There is also three external electric lights, (two spot lights & 1 upright lantern). Established and mature borders well stocked with a variety of plants, shrubs and trees, timber garden shed and greenhouse. There is access to a garage which measures 22' 4" x 11' 4" with glazed side window and door leading back to rear garden. There is also electric light and power supply to the garage with remote up and over door access and a new roof which was fitted in the last few years.

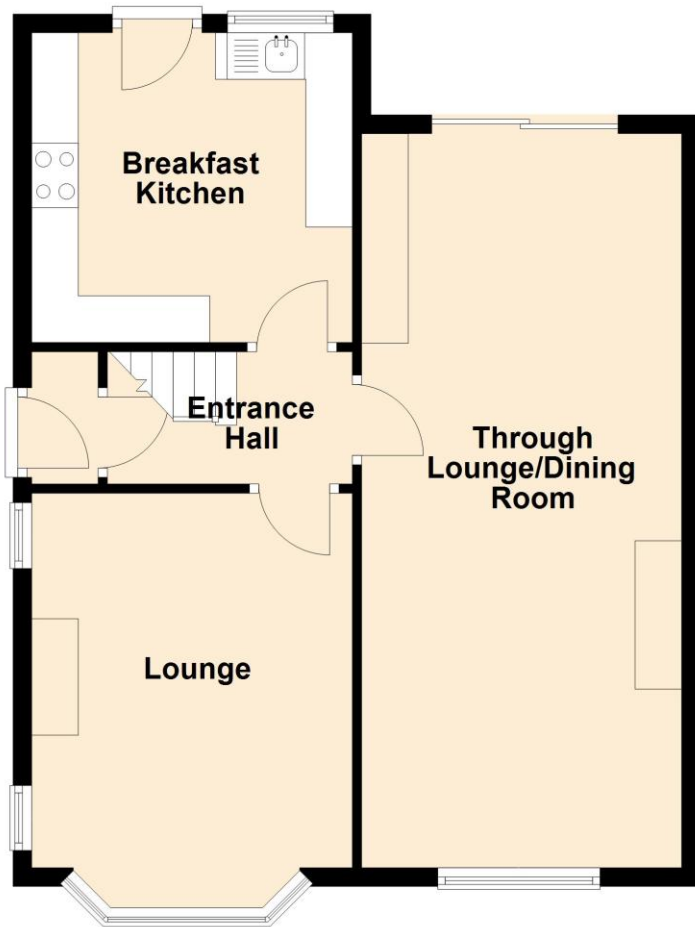
Tenure

Council Tax

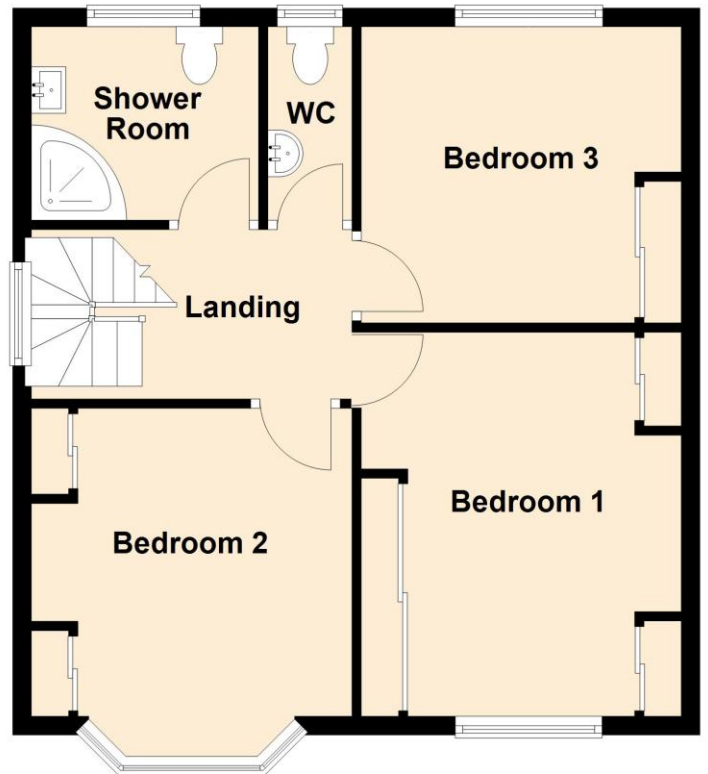
West Lancashire Borough Council Band E



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(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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Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.