



**29 Snape Green, Scarisbrick, Southport, PR8 5LN**  
**Offers Over £230,000**  
**Subject to Contract**

An early viewing is recommended to appreciate the location of this double fronted semi detached house, located just off Southport Road the property is conveniently situated for a local Primary School, St Marks and with further amenities can be found at the Southport Town Centre. The centrally heated and double glazed accommodation briefly includes, entrance hall, lounge, kitchen, bathroom, there are three bedrooms to the first floor. Established gardens adjoin the property to the front and rear and there is off road parking.



## Entrance Hall

Composite outer door with double glazed insert. Tiled floor. Stairs to the first floor.

## Lounge - 4.83m x 3.38m (15'10" x 11'1")

Gas fire, Upvc double glazed windows overlooking front and rear gardens.

## Bathroom - 1.93m x 1.78m (6'4" x 5'10")

Upvc double glazed window, white suite including panelled bath with electric shower above, (to be fitted), pedestal wash hand basin, low level WC. Half tiled walls, chrome towel rail/radiator.

## Breakfast Kitchen - 2.79m x 3.68m (9'2" x 12'1")

Upvc double glazed window to side and rear, rear door. Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards, working surfaces and breakfast bar. Plumbing for washing machine. 'Ideal' gas central heating boiler.

## First Floor Landing

## Bedroom 1 - 4.88m x 2.54m (16'0" x 8'4" extending to 12'4" overall)

Upvc double glazed windows to both front and rear.

## Bedroom 2 - 2.36m x 3.4m (7'9" excluding door recess x 11'2")

Upvc double glazed window, built in cupboard.

## Bedroom 3 - 2.36m x 2.49m (7'9" x 8'2")

Upvc double glazed window.

## Outside

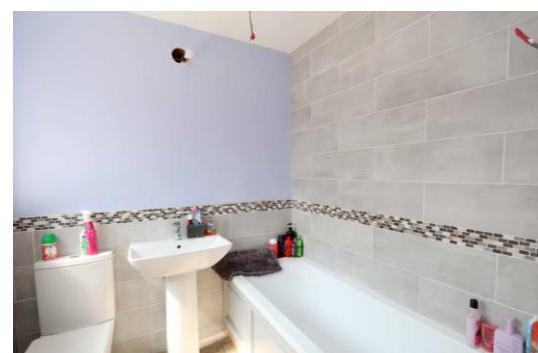
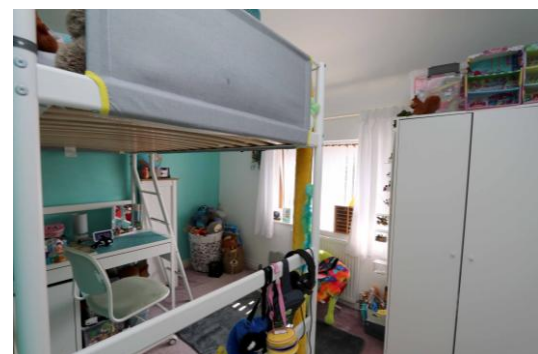
The property stands in good sized established gardens to the front and rear. At the front there is loose stone parking for two cars, the rear garden is planned with lawn, borders, loose stone display area, patio, garden store measuring 16'1" x 7'10" and a gate leads to a further garden area with fruit trees.

## Council Tax

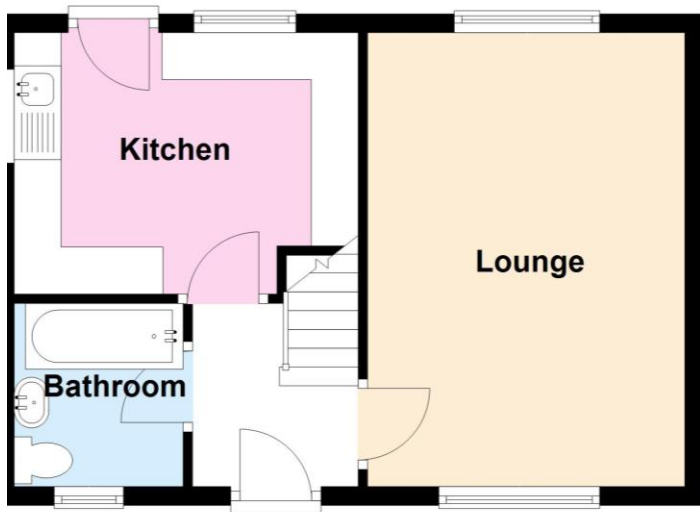
West Lancs band C.

## Tenure

Freehold.



**Ground Floor**



**First Floor**



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