



46 New Lane
Southport, PR9 8LJ £475,000
'Subject to Contract'

This charming, extended and modernised detached family home stands in an established, generous plot, boasting unrivalled views to the front, side, and rear over open farmland. The location is particularly convenient, offering easy access to nearby Crossens and Churchtown Village, excellent transport links, local facilities and amenities, and a number of sought-after primary schools. The property has been thoughtfully planned throughout, providing versatile accommodation. The ground floor features a WC off the entrance hall, a main lounge overlooking the gardens and rear views, a separate sitting room leading to a study, and an impressive breakfast kitchen with an island unit at the heart of the home, perfect for family gatherings and offering direct access to the rear gardens and those fabulous views. Upstairs, there are four bedrooms, including a master with an en-suite shower room, and a separate modern family bathroom. The gardens feature a staircase leading to a raised terrace with glazed balustrade, making the most of the scenery. Off-road parking is available at the front, along with a double garage for convenience.

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Southport's Estate Agent

Entrance Hall

Feature metal outer door, double glazed side windows. 'Karndean' woodblock flooring, ranch style staircase to the first floor with useful storage cupboard below. Recessed spotlighting. Double door cloaks cupboard.

WC - 1.42m x 1.73m (4'8" x 5'8")

'Karndean' woodgrain flooring, vanity wash hand basin with drawers below, low level WC and fully tiled walls. UPVC double glazed window, recessed spotlighting.

Lounge - 3.61m x 5.54m (11'10" x 18'2")

UPVC double glazed windows and UPVC double glazed double doors overlooking the rear garden and open farmland beyond.

Sitting Room - 4.22m x 3.05m (13'10" x 10'0")

'Karndean' woodblock flooring, UPVC double glazed windows to the front and side.

Study - 3.38m x 2.44m (11'1" x 8'0")

'Karndean' woodblock flooring, built in cupboards to one wall with sliding doors with space for fridge freezer, plumbing for washing machine and housing the combination style central heating boiler.

Breakfast Kitchen - 3.61m x 6.48m (11'10" x 21'3")

Two UPVC double glazed windows and 'French' door leading to the rear garden. Base units with cupboards and drawers, wall cupboards, inset 11/2 bowl stainless steel sink unit and mixer tap. Working surfaces incorporating drainer, five burner gas hob and electric griddle with cooker hood above, split level 'Fischer and Paykel' 11/2 electric oven. Recess for American style fridge freezer and plumbing for dishwasher. Island unit with base units, breakfast bar and Working surfaces The kitchen also benefits under floor heating with wall mounted thermostat separate to the main heating system. Tall wall radiator and recessed spotlighting.

First Floor Landing

UPVC double glazed window.

Bedroom 1 - 3.63m x 4.83m (11'11" x 15'10" to front of wardrobes)

Two UPVC double glazed windows overlooking the rear garden and views of open farmland beyond. Built in wardrobes to one wall, mirrored inserts and recessed dressing table. Recessed spotlighting.

EnSuite Shower Room - 1.73m x 2.03m (5'8" x 6'8")

White suite including level entry shower enclosure with thermostatic and hand held rain head showers, pedestal wash hand basin and low level WC. Recessed spotlighting, part tiled walls and tiled floor, radiator/towel rail. Circular UPVC double glazed window and double glazed 'Velux' style roof light.

Bedroom 2 - 3.05m x 3.05m (10'0" x 10'0" excluding door recess)

UPVC double glazed window, built in desk and book shelves.

Bedroom 3 - 4.22m x 2.36m (13'10" x 7'9")

UPVC double glazed window, recess for wardrobe.

Bedroom 4 - 2.77m x 2.44m (9'1" x 8'0")

UPVC double glazed window overlooking rear garden and views over open farmland.

Bathroom - 2.06m x 2.41m (6'9" x 7'11")

Tiled walls and floor, white suite including twin grip panel bath, shower screen and electric shower, vanity wash hand basin with cupboard below and low level WC. Recessed spotlighting, double glazed 'Velux' style window and chrome towel rail/radiator.

Outside

The property stands in delightful, well tended gardens to the front, side and rear. The front garden has a resin, pebble effect driveway providing off road car parking for several vehicles, lawn and slate flower beds. Double garage with electric up and over double door, measuring 15'7" x 16'4". Rear garden with paved patio, lawn, borders stocked with plants and shrubs and further side garden area. A staircase provides access to a fabulous decked sitting area at first floor level enjoying uninterrupted views of the local farmland and enjoying a southerly aspect.

Council Tax

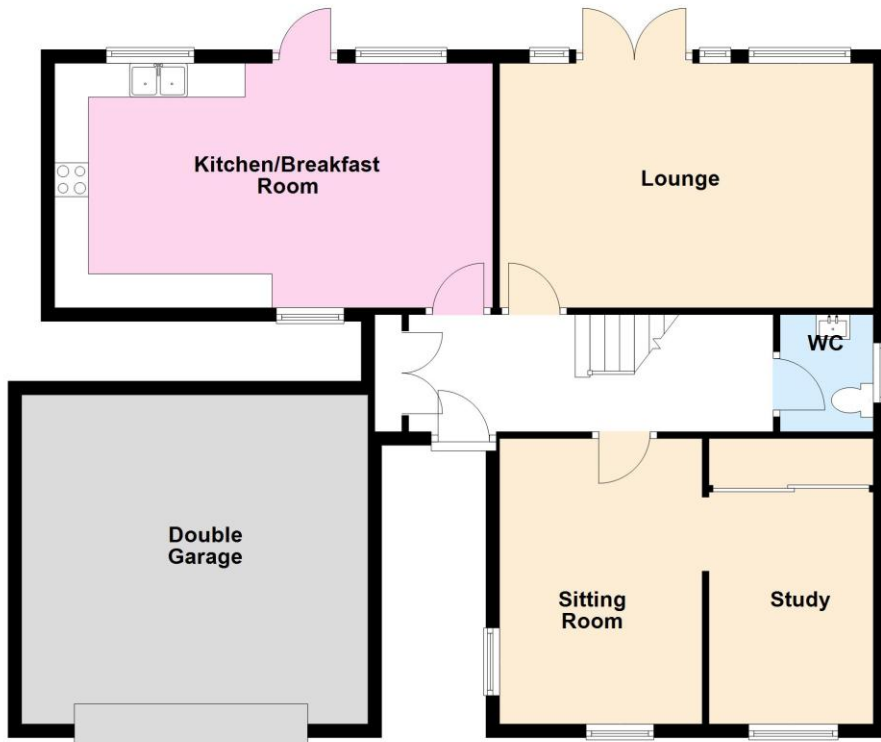
West Lancs Council band E

Tenure

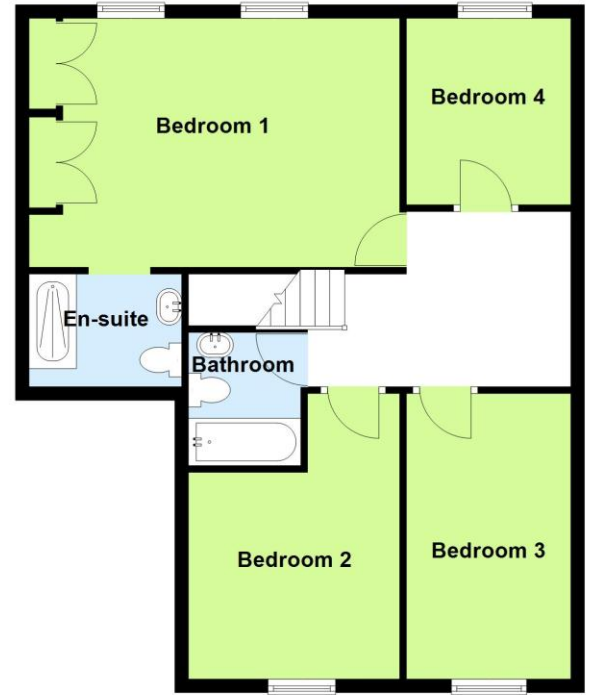
Freehold



Ground Floor



First Floor



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