

KAREN PARKS
SALES & LETTINGS



92 Waterloo Road, Southport, PR8 3AY

£1,100,000

Karen Parks Sales and Lettings are delighted to bring to market this four bedroom detached residence, which has been cleverly extended and individually designed by the current owner. The house offers the perfect blend of both character and modern features and no detail has been left unthought of. The house briefly comprises of: porch, hallway, front lounge, open plan living room through to living/dining. There is a kitchen-diner with a utility room and WC situated off from here. To the first floor is a stunning master bedroom with large picture window and dressing room area, the second bedroom offers an ensuite shower room and there is a further two double bedrooms and family bathroom. The front of the property is gated offering both privacy and security and there is a large driveway offering off road parking for a number of cars. The private rear garden is an excellent size and has been beautifully landscaped with a sunken seating area and home office to the rear of the garden.

ACCOMMODATION

Ground Floor

Enclosed Porch

Enclosed porch leading into the hallway with a stain glass door.

Hallway



The bright hallway has one radiator, an under stairs storage cupboard and features beautiful panelling and picture rails offering character as you enter the property.

Front Lounge 13'3" x 12'9" (4.04 x 3.90)



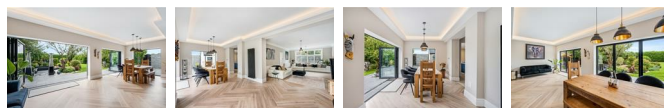
The front lounge is a lovely space for cosy winter evenings featuring a log burner fire place, double glazed box bay window with shutters fitted and one radiator.

Living Room 26'0" x 14'1" (7.93 x 4.30)



The large open plan living room is a bright room and has a double glazed window to the front of the room with shutters fitted and two radiators. There are lovely character features in the room with an archway leading through to the library and a beautiful stain glass window. The living room opens through to a further living-dining area which makes it a perfect space for family living and entertaining.

Open to living/dining area 26'2" x 10'2" (8.00 x 3.10)



The extended open plan living/dining area opens through to both the kitchen from one side and the living room from the other creating a large open plan space. There are two sets of bi-fold doors opening up into the beautifully landscaped garden which is perfect for garden parties and also makes it a lovely bright room. There is one radiator and an additional full length double glazed window allowing an abundance of light to flow in to the dining space.

Library 7'2" x 6'6" (2.20 x 2.00)

Situated off the living room is a library with one radiator and a double glazed window.

Kitchen-Diner 25'7" x 11'10" (7.82 x 3.62)



There is an open plan kitchen-diner with a large central island providing storage to both sides and also housing the 5 ring burner gas hob. Either side of the island are wall and base units providing plenty of storage. There is an integrated oven, grill, fridge-freezer and dishwasher and the boiler is also located in here. There is a sink with draining and double glazed window above. There is a radiator in the dining area.

Utility Room 11'6" x 9'6" (3.51 x 2.90)



The utility room has a sink, double glazed window, radiator and space for a washing machine and dryer. Door into WC.

WC

WC accessed through from the utility room.

First Floor

Landing



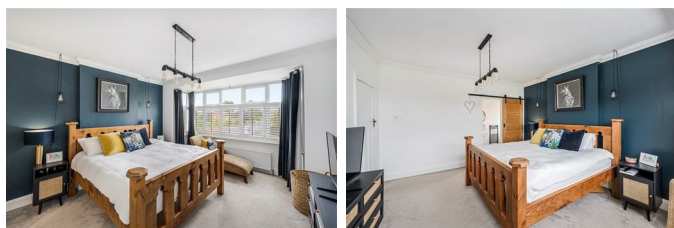
As you lead up the stairs to the first floor there is a feature stain glass window before you arrive at the large landing area which has one radiator, a storage cupboard and loft hatch.

Bedroom 1 with Dressing Room 14'1" x 11'3" into 14'1" x 10'2" (4.30 x 3.44 into 4.30 x 3.10)



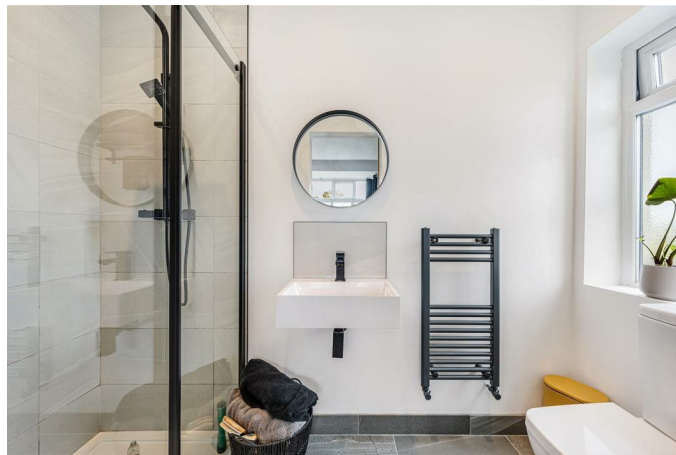
The master bedroom is a real feature of the property - there is a large dressing room area with an array of fitted wardrobes providing plenty of storage and a dressing table. This leads through to the bedroom area with a large breath taking feature picture window with beautiful views out onto the garden. There are also two radiators.

Bedroom 2 13'3" x 12'4" (4.04 x 3.78)



The second bedroom has a double glazed box bay window with shutters fitted, one radiator and a feature sliding barn door leading into the ensuite.

Ensuite 8'6" x 3'11" (2.60 x 1.20)



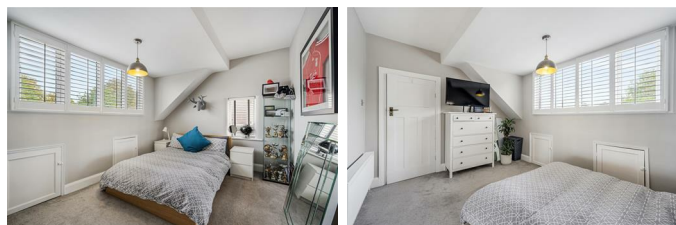
The ensuite has a shower with two shower heads, hand wash basin, WC, towel radiator and double glazed window.

Bedroom 3 13'3" x 13'1" (4.04 x 4.00)



This bedroom has a double glazed window looking out over the garden and one radiator.

Bedroom 4 14'1" x 10'2" (4.30 x 3.12)



The fourth double bedroom has two double glazed windows allowing plenty of light to flow in with shutters fitted to the windows, one radiator and two storage cupboards into the eaves.

Bathroom 11'9" x 7'10" (3.60 x 2.40)



This modern bathroom has been individually designed featuring black and gold details. There is a large free standing bath with shower head attachment positioned under the round window, walk in shower with two shower heads, WC, hand wash basin with shelving below and a up right wall mounted radiator.

Outside

Front Garden



Entering in through the electric gates is a large grey block paved driveway providing off road parking for a number of cars. There is an area laid to lawn with artificial grass. Surrounding the lawn is a low level wall filled with an array of bushes and shrubs. The front of the property is lined with excellently maintained topiary giving real curb appeal to the house.

Rear Garden



The extensive rear gardens have been expertly landscaped creating different areas including a large patio, BBQ area and sunken garden. The large tiled patio leads out from the bi-fold doors and this continues on to a generous area laid to lawn. The garden is a private space and boarded by beds containing mature shrubs, hedges, bushes and plants and lovely fruit tree's situated in the lawn. The sunken garden area has composite decking and provides a large area to enjoy alfresco dining. As dusk hits the rear garden is beautifully lit with warm lights creating a serene space and giving tranquility to the rear garden.

Garage 15'7" x 9'6" (4.75 x 2.90)

There is a single garage with up and over garage door to the front of the property with power and light.

Home Office/Summer House 19'4" x 11'1" (5.90 x 3.40)



Positioned to the rear of the garden is a home office/summer house which is perfect space to escape from a busy household for a quiet work space whilst enjoying views of the garden. There is power, light

and internet in here and double doors opening into the garden. This space could alternatively be used as a home gym or bar area.

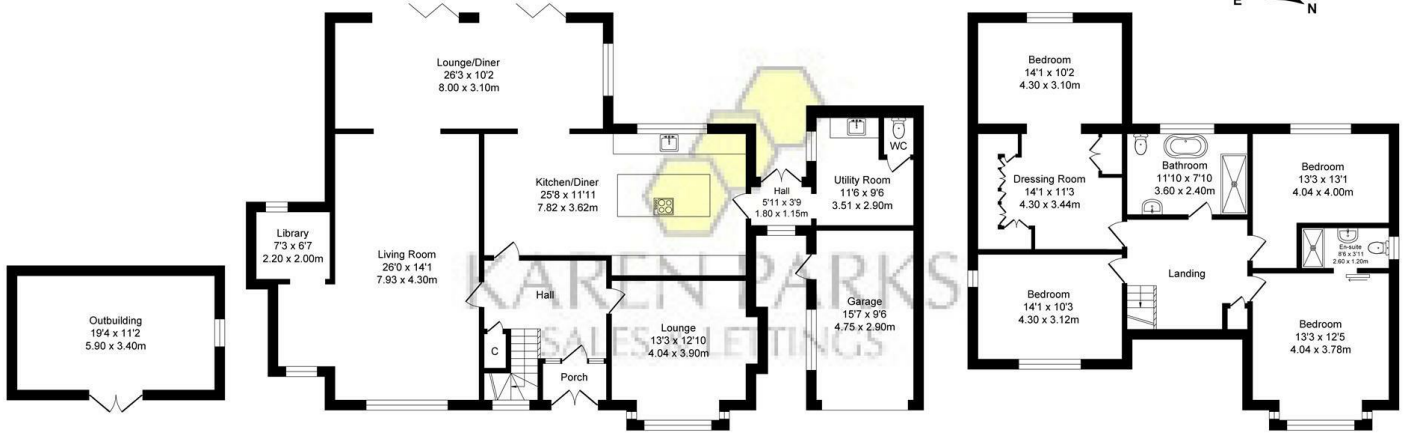
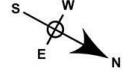
Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

Waterloo Road
 Total Approx. Floor Area 2867 Sq.ft. (266.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

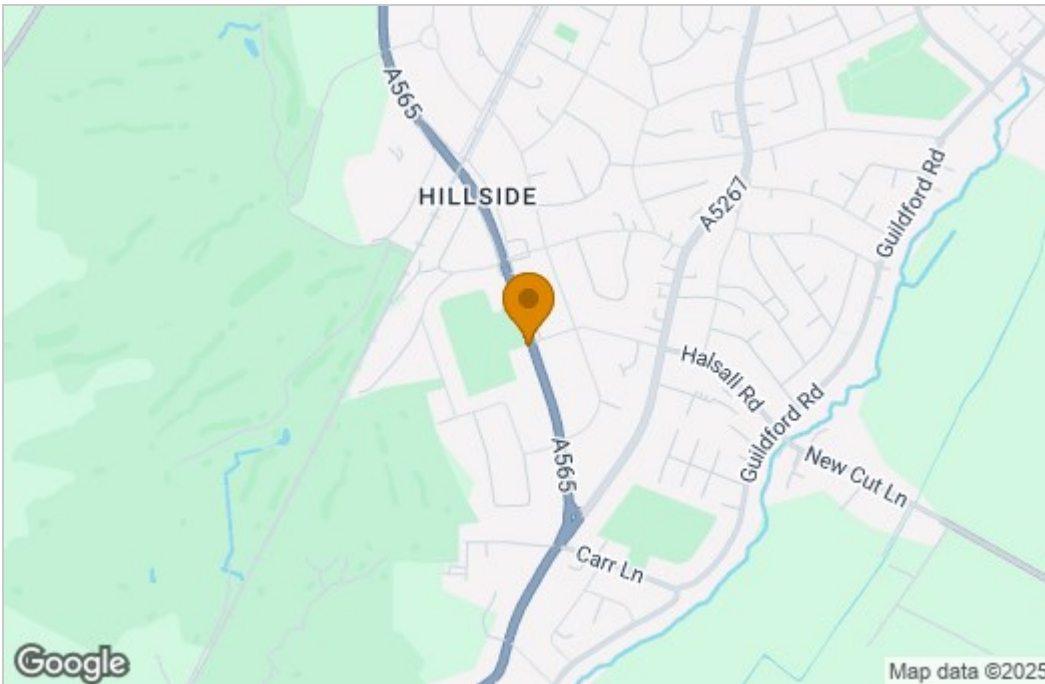


Outbuilding
 19'4 x 11'2
 5.90 x 3.40m
 Approx. Floor Area 215 Sq.Ft (20.0 Sq.M.)

Ground Floor
 Approx. Floor Area 1734 Sq.Ft (161.1 Sq.M.)

First Floor
 Approx. Floor Area 918 Sq.Ft (85.3 Sq.M.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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