



Brocklebank Road, Southport PR9 9LP

A rare opportunity has arisen to purchase a particularly attractive detached family house located in a highly sought after residential area between Hesketh Park and Churchtown Village.

Retaining a number of original features such as picture rails, deep skirting, fire surrounds, returning staircase, and leaded windows in the entrance vestibule, the well presented home is majority uPVC double glazed and gas centrally heated throughout.

Arranged over two floors the well planned accommodation briefly comprises: Entrance Vestibule, Reception Hall, Cloakroom/WC, Living Room with terrace looking over the rear garden, Dining Room, Morning Room, Kitchen and Utility on the ground floor. The Principal Bedroom is fitted with wardrobes and has an En-Suite Shower Room, with four further Bedrooms and a Family Bathroom completing the first floor.

Outside, a tarmac driveway provides off road parking to the front with twin timber gates giving access to the brick built Garage. Offering a sunny aspect, the mature gardens are a particular feature, with established, shaped lawns, well stocked borders, raised patio, rockery, summer house, greenhouse and shed.

Price: £740,000 Subject to Contract



Ground Floor:

Entrance Vestibule

Reception Hall - 5.79m x 3.61m (19'0" x 11'10")

Cloakroom - 2.44m x 2.39m (8'0" max x 7'10")

Living Room - 4.83m x 4.22m (15'10" plus bay x 13'10")

Dining Room - 4.57m x 4.22m (15'0" plus bay x 13'10")

Morning Room - 3.61m x 3.61m (11'10" x 11'10")

Kitchen - 3.61m x 2.44m (11'10" x 8'0")

Utility - 2.01m x 1.42m (6'7" x 4'8")

Store

First Floor:

Landing

Bedroom 1 - 4.57m x 4.22m (15'0" plus bay x 13'10" into built in wardrobes)

Bedroom 2 - 4.83m x 4.22m (15'10" x 13'10")

Bedroom 3 - 3.61m x 3.61m (11'10" x 11'10")

Bedroom 4 - 3.71m x 3.61m (12'2" max x 11'10")

Bedroom 5 - 3.71m x 2.44m (12'2" plus bay x 8'0")

Bathroom - 3.61m x 2.44m (11'10" max x 8'0")

Ensuite - 1.55m x 1.3m (5'1" x 4'3")

Outside:

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Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (G)

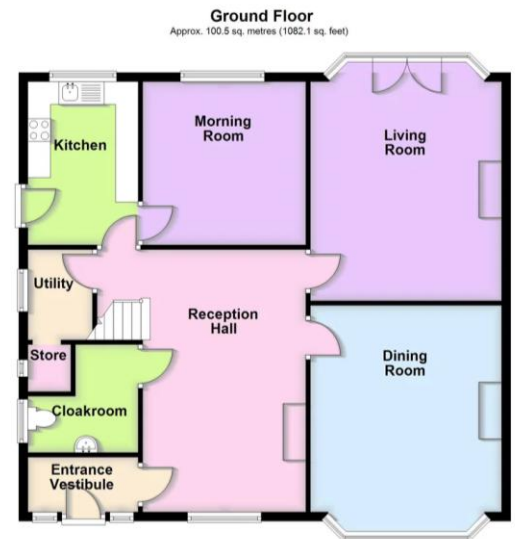
Tenure:

Freehold

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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