



## **Fieldlands, Scarisbrick, Southport PR8 5HQ**

An attractive, modern style detached family house occupying an excellent location to the head of a cul de sac and offering accommodation which, in the opinion of the Agents, is both well planned and attractively proportioned.

The property would benefit from a general program of modernisation and briefly comprises Hall, Fitted Cloakroom/WC, Front Living Room, Kitchen/Dining Room and Conservatory to the ground floor with three Bedrooms, the principal with En Suite Shower Room and main family Bathroom to the first floor. Gas central heating is installed. The property has the benefit of a newly installed upvc door to the rear of the garage and four newly installed upvc double glazed windows to the two rear bedrooms, the kitchen and the landing.

There are garden areas to the front and rear of the property, the front incorporating a driveway leading to the Garage.

Fieldlands is located off Southport Road, close to the outskirts of Southport, conveniently placed for access to local schools and public transport facilities to Southport Town Centre.



**Price: £255,000 Subject to Contract**

## Ground Floor:

### Hall

**Fitted Cloakroom/wc** - 1.83m x 1.17m (6'0" x 3'10") overall

**Front Living Room** - 5.31m x 4.37m (17'5" x 14'4") overall

**Kitchen/Dining Room** - 5.36m x 2.77m (17'7" x 9'1") with newly installed (April 2026) upvc double glazed window

**Conservatory** - 3.48m x 3.02m (11'5" x 9'11") overall

## First Floor:

**Landing** with newly installed (April 2026) upvc double glazed window to the side

**Front Bedroom 1** - 3.56m x 2.77m (11'8" x 9'1") plus area housing built in wardrobe and plus door recess

**En Suite Shower Room** - 1.91m x 1.73m (6'3" x 5'8")

**Rear Bedroom 2** - 3.2m x 2.74m (10'6" x 9'0") with newly installed (April 2026) upvc double glazed window to the rear

**Rear Bedroom 3** - 2.74m x 2.06m (9'0" x 6'9") overall, with newly installed (April 2026) upvc double glazed window to the rear

**Bathroom** - 2.62m x 1.8m (8'7" x 5'11") plus area housing the airing cupboard

**Outside:** There are established garden areas to the front and rear of the property, the front incorporating a driveway leading to the attached single Garage with newly installed upvc rear personal door.. The enclosed rear garden is planned with lawn area and patio.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

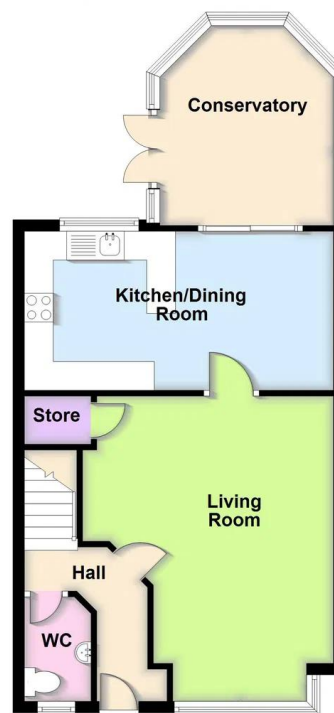
**Tenure:** Freehold.

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

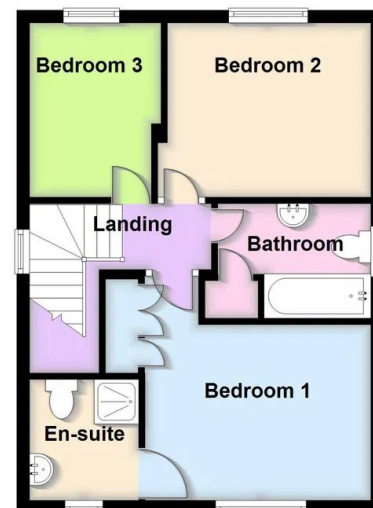
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**Ground Floor**  
Approx. 53.6 sq. metres (576.6 sq. feet)



**First Floor**  
Approx. 40.3 sq. metres (434.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.