



**27 Rutland Road
Southport, PR8 6PB £475,000
'Subject to Contract'**



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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

This unique double-fronted detached character family home, located near Scarisbrick New Road, offers excellent commuter access, including nearby Colleges, Schools, and the new Sainsbury's, plus the A565. Generous in size, the home welcomes you via a grand entrance hall. Inside, you'll find multiple reception rooms showcasing inglenooks and portal-style leaded windows. The open-plan dining kitchen has been modernized, with a utility area, main lounge, and a bright sunroom to the side. Upstairs, three double bedrooms await, the master with a dressing area and en-suite shower. A family bathroom completes this level, while open-tread stairs lead to a second-floor suite of rooms (no current planning). Outside, enjoy mature gardens, front parking, a side driveway with garage, and a private courtyard-style rear garden, ideal for entertaining and not overlooked.

Enclosed Entrance Vestibule

Upvc double-glazed outer door and window with tiled flooring and inner door with glazed and leaded light insert leading to...

Entrance Hall

Wood grain Karndean flooring, stairs to first floor with handrail and newel post, doors to main accommodation. Door leading to...

WC - 1.32m x 1.17m (4'4" x 3'10")

Low-level WC, wash hand basin with tiled walls and flooring, recessed spotlighting and extractor.

Lounge - 4.75m x 4.85m (15'7" into bay x 15'11" into inglenook)

Upvc double-glazed splayed bay window to front of property, wood grain Karndean flooring, and feature side inglenook with living flame gas fire including Marble interior, hearth, and three portal glazed and leaded light windows to side. Wall light points, ceiling moulding, and glazed double internal doors lead to...

Kitchen/Diner - 11.63m x 3.51m (38'2" overall measurements x 11'6" reducing to 8'4")

Dining room with illuminated display recess and shelving to chimney side, wood grain Karndean flooring, and open-plan access leading to breakfast kitchen, modern in design, with extensive white gloss base units, granite working surfaces extending to breakfast bar, and fitments with inset one-and-a-half bowl sink unit, mixer tap, and drainer. Upvc double-glazed windows to side, recessed spotlighting, and appliances including seven-burner range-style double oven with complementary splashback and canopy-style extractor hood above. Space is available for free-standing fridge-freezer. Space-saving sliding internal door leads to...

Utility Room - 3.78m x 1.73m (12'5" x 5'8")

Opaque Upvc double-glazed door and window leads via steps to rear/side courtyard. Working surfaces include base units, cupboards, drawers, and houses plumbing for washing machine and space for tumble dryer. Wall-mounted Baxi combination-style central heated boiler system, tiled walls, recessed spotlighting, and panelled ceiling.

Garden Room - 2.92m x 5.41m (9'7" x 17'9" overall measurements)

Double-glazed windows and double doors lead to garden enclosed at side/rear, wood grain karndean flooring, recessed spotlighting.

Sitting Room - 4.83m x 4.85m (15'10" into bay x 15'11" into inglenook)

Upvc double-glazed splayed bay window to front, side feature inglenook with portal glazed and leaded light window, gas fire exposed via stone hearth and surround, wood grain Karndean flooring, ceiling moulding, and wall light points.



First Floor Landing

Upvc double-glazed window to front of property, open-tread staircase leads to second floor suite of rooms (with no current building or planning regulations in place).

Bedroom 1 - 7.37m x 3.23m (24'2" overall measurements x 10'7" extending to 13'10" to front of wardrobes)

Extensive master bedroom suite arranged with double bedroom, Upvc double-glazed windows maximizing natural light, and open-plan access leading to dressing area with wood grain laminate-style flooring throughout, wall light points, and glazed internal door leading to...

En Suite - 2.54m x 1.45m (8'4" x 4'9")

Three-piece modern white suite comprising low-level WC, pedestal wash hand basin, and corner step-in shower enclosure with plumbed-in shower. Tiled walls with heated towel rail, recessed spotlighting, and extractor.

Bedroom 2 - 4.09m x 3.94m (13'5" x 12'11" overall measurements)

Upvc double-glazed window, wood grain laminate-style flooring, recessed spotlighting, and wall light points.

Bedroom 3 - 3.3m x 3.66m (10'10" x 12'0" to chimney breast)

Upvc double-glazed window, wood grain laminate-style flooring.

Bathroom/WC - 2.31m x 3.02m (7'7" x 9'11")

Opaque Upvc double-glazed window with three-piece suite comprising panel bath with glazed shower screen, plumbed-in shower, vanity wash hand basin with cupboards below, and low-level WC. Tiled walls and flooring with panelling to ceiling, including recessed spotlighting.

Second Floor Landing

With built-in cupboards to eaves and doors leading to...

Room 1 - 5.03m x 3.81m (16'6" x 12'6" including areas of reduced head height)

Upvc double-glazed window with wood grain laminate-style flooring (currently no building regs for this room).

Room 2/Dressing Room - 4.95m x 3.25m (16'3" x 10'8" from front of wardrobes into recess)

Upvc double-glazed window, fitted wardrobes and drawers with kneehole dressing table (currently no regs in place for this room).

Outside

The property occupies a mature and established corner position with front driveway access providing off-road parking for numerous vehicles and secure gated access leading to side enclosed garden, arranged with well-stocked borders, lawn, plants, shrubs, and trees. Further driveway access off side of property leads to a detached garage with secure entry access to rear courtyard, arranged for ease of maintenance, predominantly flagged patio, not directly overlooked, with further flower borders.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band F. This information is provided for guidance only and should be verified by the purchaser.

Tenure

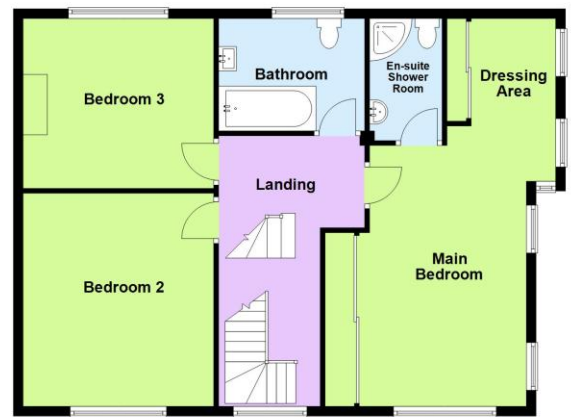
We have reviewed the Land Registry title and understand the tenure to be Leasehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



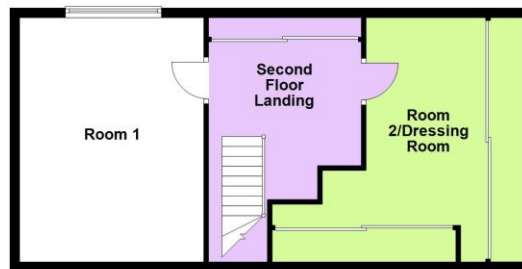
Ground Floor
Approx. 115.2 sq. metres (1240.1 sq. feet)



First Floor
Approx. 85.5 sq. metres (920.1 sq. feet)



Second Floor
Approx. 52.6 sq. metres (565.7 sq. feet)



Total area: approx. 253.2 sq. metres (2725.9 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.