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Scarisbrick New Road, Southport PR8 6LQ

A particularly attractive detached family house of character located in a popular and established residential area and of which an early internal inspection is strongly recommended by the Agents.

The property offers well proportioned, spacious accommodation which is installed with gas central heating and upvc double glazing, briefly comprising Entrance Vestibule, feature circular Entrance Hall with open fireplace, Inner Hall, front Lounge, rear Living Room, Conservatory and fitted Dining Kitchen to the ground floor with feature Landing, four double Bedrooms (the principal with modern En Suite Shower Room) and main Bathroom with four piece suite.

The property stands in established gardens to the front and rear, the front incorporating ample parking space with a driveway to the side leading to a double length Garage at the rear. The rear garden is planned with large feature patio, lawn and established borders.

Scarisbrick New Road forms part of a popular and established residential area, conveniently placed for access to local schools and public transport facilities to the town centre.

Price: **£475,000** Subject to Contract

Ground Floor:

Entrance Vestibule
Reception Hall
Fitted Cloakroom/wc
Front Lounge - 4.14m x 3.12m (13'7" x 10'3") including splay bay window.
Rear Living Room - 4.93m x 4.22m (16'2" x 13'10") overall and maximum
Conservatory
Fitted Dining Kitchen - 5.08m x 4.93m (16'8" x 16'2") overall and maximum.

First Floor:
Landing
Front Bedroom 1 - 3.94m x 5.23m (12'11" x 17'2") reducing to 10' 11".
En Suite Shower Room - 2.31m x 1.8m (7'7" x 5'11") overall, with under floor heating.
Rear Bedroom 2 - 4.9m x 4.24m (16'1" x 13'11") overall and maximum.
Front Bedroom 3 - 5.03m x 2.46m (16'6" x 8'1") overall.
Bedroom 4 - 3.94m x 2.82m (12'11" x 9'3")
Bathroom/Shower Room - 3.94m x 1.98m (12'11" x 6'6") with under floor heating.

Outside:
There are established gardens to the front and rear of the property, the front incorporating ample off road parking and a driveway to the side leading to a double length garage. The rear garden is enclosed and planned with feature patio, lawn and stocked borders.

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

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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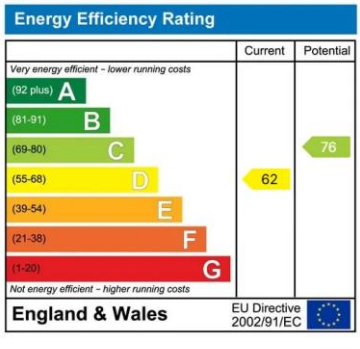

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