



Sidney Road, Southport, PR9



## Offers in excess of £350.000

- NO ONWARD CHAIN
- Attractive Period Detached Home
- Three Bright Reception Rooms
- 4 Bedrooms Including Master Suite
- Extended Rear with Bi-Folding Doors
- Driveway & Private Rear Garden
- Freehold
- EPC rating D

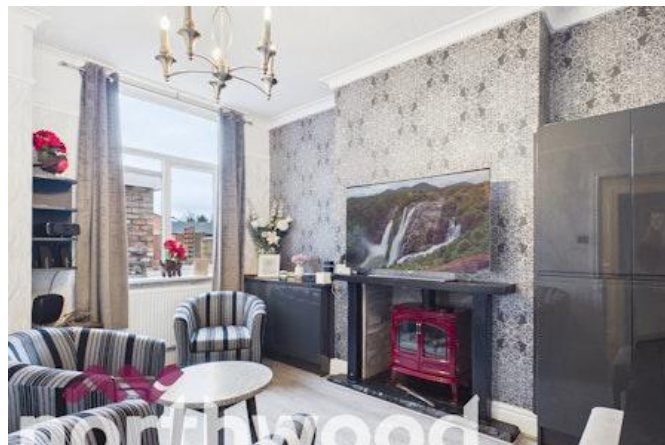




This attractive and beautifully presented period home offers generous and versatile accommodation, thoughtfully extended to the rear and enhanced with a loft dormer conversion to create an impressive master suite.

Set back from the road with a paved driveway providing off-road parking, the property boasts a striking red-brick façade and charming original features. The welcoming entrance hall leads to 2 reception rooms, perfect for both relaxing and entertaining. To the rear is a modern kitchen benefitting from range of appliances and walk in pantry. The extended layout creates a superb open living area to the rear with excellent natural light and direct access to the garden provided from bi-folding doors. This is ideal for modern family living and benefits from electric roller shutters on the lantern roof making it perfect for family movie nights. The convenience and versatility continue with the ground floor also benefitting a wet room shower.





On the first floor, you'll find 3 well-proportioned bedrooms and a stylish family bathroom. Another standout feature of this home is the loft dormer conversion, which has been cleverly designed to provide a substantial master suite. This impressive top-floor retreat offers generous space, excellent head height, and the benefit of a contemporary en-suite, creating a private sanctuary away from the main living areas.

Externally, the rear garden provides a pleasant space for outdoor dining and recreation and benefitting from a summer house which is complete with power and lighting. The driveway and side access add practicality and convenience.

Combining character, space, and modern enhancements, this extended home is perfectly suited to growing families and buyers seeking flexible accommodation in a highly desirable setting. Early viewing is highly recommended.

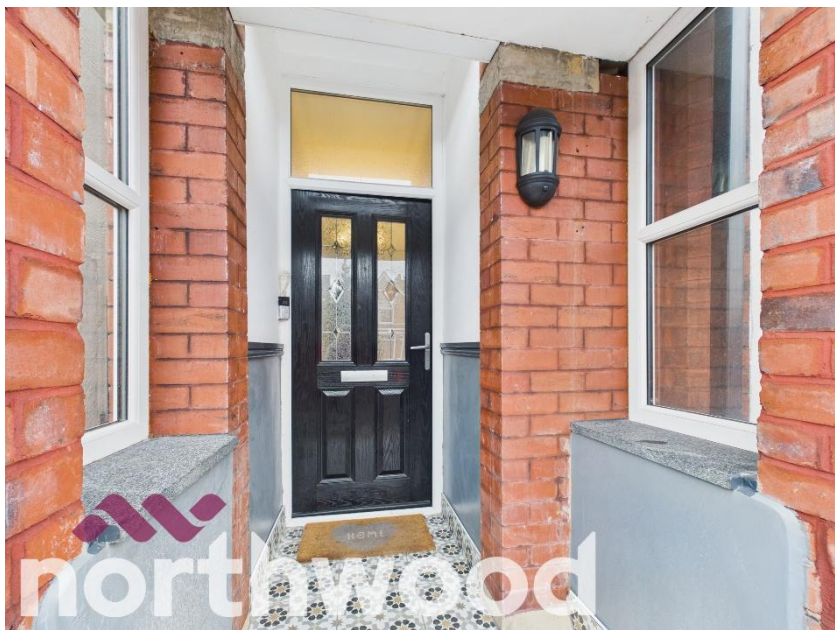
### Disclaimer

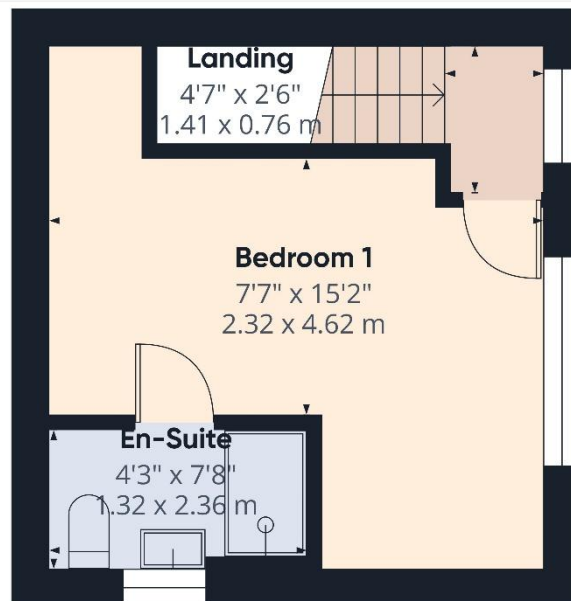
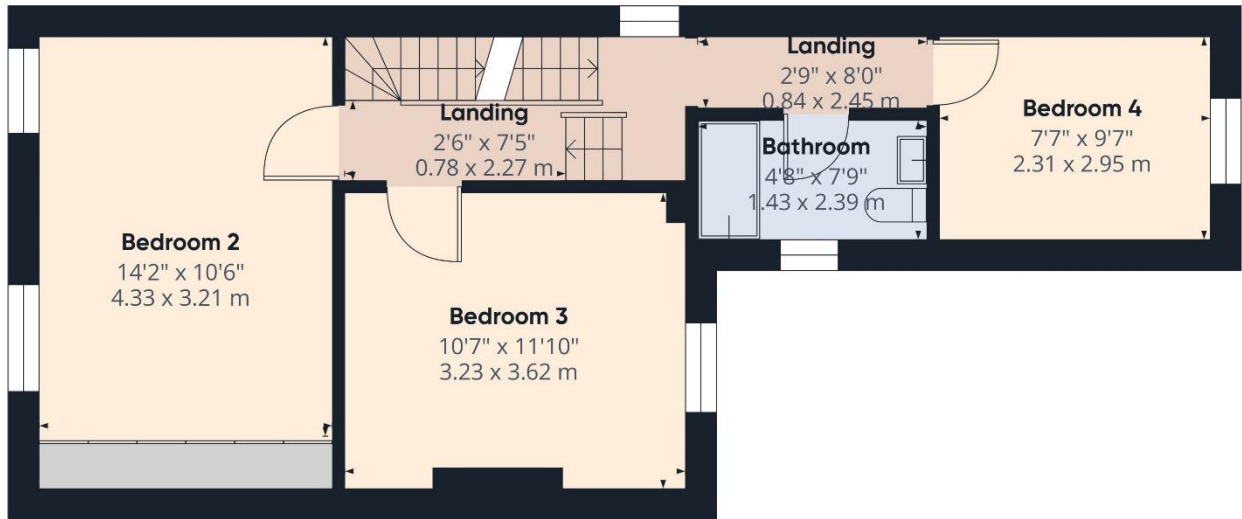
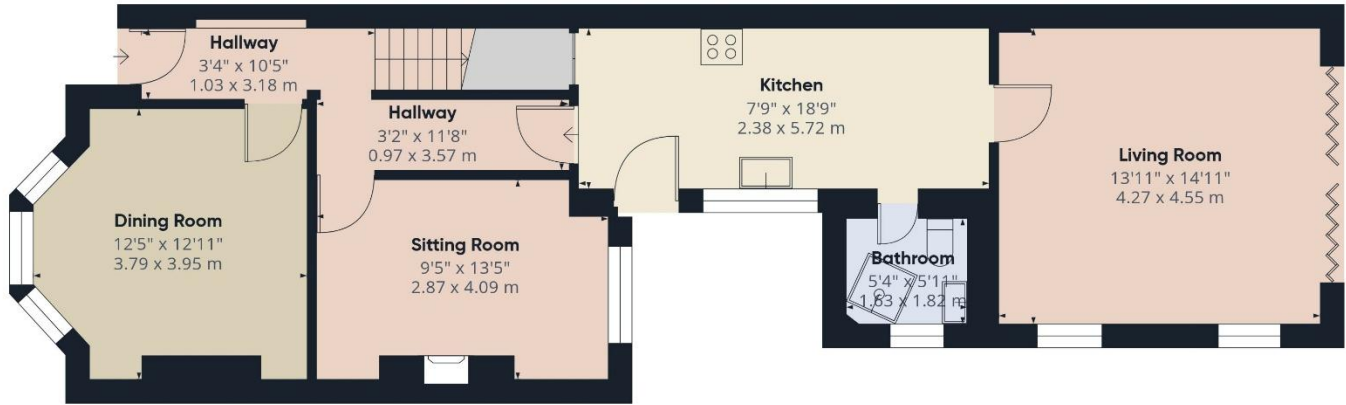
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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