



**31 & 31a Scarisbrick New Road  
Southport, PR8 6QF £650,000  
'Subject to Contract'**



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*Southport's Estate Agent*

This is a rare opportunity to acquire not just one, but two separately titled homes on a single plot. The main residence, 31 Scarisbrick New Road, is an elegant, double-fronted semi-detached family home arranged over two floors. Inside, you'll find beautifully presented reception rooms with log burner, a sleek modern kitchen leading down to a bright garden room, and a ground-floor shower room. The first floor boasts five well-proportioned bedrooms, one of which is thoughtfully arranged as home office, alongside a contemporary family bathroom and a separate WC, offering both flexibility and convenience for modern living. The large, shared rear garden is a true gem, with lawn, patio, and lush borders. Adjoining is 31A, a separate two-floor semi-detached house with its own private entrance. It features reception rooms, a kitchen, a ground-floor shower room, plus two bedrooms upstairs, perfect for independent living, whether for a relative, a teenager, or even potential rental income. Both properties are to be sold together, offering endless possibilities. All this is just moments from Southport town centre, with shops, restaurants, top schools, and commuter links to Liverpool and Manchester. It's a truly unique offering!

**31 Scarisbrick New Road**  
**Enclosed Entrance Vestibule**

A welcoming entryway with Upvc double-glazed double outer doors, tiled flooring, and an arch insert above, leading to the reception hall.

**Reception Hall**

This inviting space features a staircase with a handrail, spindles, and a newel post, with a storage cupboard beneath. It's complemented by 'Karndean' flooring, ornate coving, corbels, and access to the main accommodation and ground floor shower room.

**Principal Lounge** - 5.16m x 3.91m (16'11" into bay x 12'10")

This refined room has a Upvc bay window with a charming window seat, picture rail, coving, and wooden panelling opening into the games room.

**Games Room** - 3.61m x 3.96m (11'10" x 13'0")

Upvc double glazed window to the side and laminate-style flooring, plus a picture rail and coving.

**Sitting Room** - 5.16m x 4.24m (16'11" into bay x 13'11")

Upvc double-glazed bay window to front, wall light points, dado rail, picture rail. Glazed inner door to...

**Snug** - 3.58m x 4.24m (11'9" x 13'11")

Upvc double-glazed window to side, glazed door to entrance hall. Feature multi-fuel stove inset to chimney breast, granite hearth, exposed mantel. 'Karndean' flooring, dado rail, open-plan access to...

**Kitchen** - 3.58m x 2.95m (11'9" x 9'8")

Upvc double-glazed window to side. Modern fitted kitchen with base units, wall cupboards, glazed china cupboards, sink with mixer tap. "Range" double oven, five-burner hob, extractor hood. Partial wall tiling, cupboard housing "Ferrol" combi boiler. Integrated dishwasher and fridge. 'Karndean' flooring, built-in pantry, archway with steps down to...

**Garden Room** - 3.91m x 2.97m (12'10" x 9'9")

Double-glazed skylights maximize natural light. Bi-fold doors to rear garden and patio. Door to...

**Utility / Lean-To** - 6.22m x 2.82m (20'5" overall measurements x 9'3")

Upvc double-glazed double doors to rear garden. Electric light and power supply.

**Shower Room/WC** - 2.36m x 1.27m (7'9" x 4'2" excluding shower recess)

Opaque Upvc double-glazed window. Modern white suite: low-level WC, vanity basin with mixer tap, step-in shower. Illuminated vanity mirror, part wall tiling.

**Split-Level First Floor Landing**

Featuring a dado rail and convenient loft access.

**Bedroom One** - 4.19m x 4.27m (13'9" x 14'0")

A bright, spacious room with a Upvc double-glazed window, elegant coving, dado rail, and built-in wardrobes.

**Bedroom Two** - 4.19m x 3.94m (13'9" x 12'11")

This delightful room offers a Upvc double-glazed window, picture rail, and fitted wardrobes, perfect for restful nights.

**Bedroom Three** - 3.94m x 3.33m (12'11" x 10'11" to rear of wardrobes)

A well-sized bedroom with Upvc double-glazed window and fitted wardrobes, combining style and function.

**Bedroom Four** - 3.63m x 3m (11'11" x 9'10")

A comfortable space with a Upvc double-glazed window to the side, offering flexibility in use.

**Bedroom Five / Office** - 2.92m x 1.98m (9'7" x 6'6")

With a Upvc double-glazed window, this room is currently a home office, ideal for work or study.

**Family Bathroom** - 4.19m x 2.57m (13'9" overall measurements x 8'5")

A luxurious space with an opaque Upvc window. A four-piece suite includes a low-level WC, pedestal basin, an entry-level shower with glazed screen and rainfall shower plus handheld attachment, and a corner panel bath. Part-tiled walls and a handy built-in linen cupboard.

**WC** - 1.73m x 0.91m (5'8" x 3'0")

An opaque Upvc window, low-level WC, vanity wash basin with mixer tap, and stylish midway wall panelling.

**Outside**

31 Scarisbrick New Road offers secure gated access with ample off-road parking. A separate pathway leads to the adjoining 31A entrance, framed by hedges and stocked borders. Dual access seamlessly connects both properties to the expansive shared rear garden, a perfect family haven. It boasts a decked terrace, paved patio, lawn, mature borders, a garden pergola, and a timber shed, all beautifully screened for privacy.



## 31A Scarisbrick New Road

### Side Entrance Vestibule

A private Upvc double-glazed door welcomes you, featuring a dado rail, a step up, and a glazed inner door leading to...

### Entrance Hall

With a dado rail, an opaque Upvc arched side window, and a staircase to the first floor, complete with handrail, dado rail, and picture rail.

### Lounge - 4.9m x 4.14m (16'1" x 13'7")

A bright space with Upvc corner windows, a fire surround, dado, picture rail, coving, ceiling rose, and a useful under-stairs storage cupboard.

### Sitting Room - 4.85m x 3.86m (15'11" into recess x 12'8")

Overlooking the shared rear garden with two Upvc windows, a living flame gas fire, Marble interior, wooden surround, an opaque side window, picture rail, and coving, leading into...

### Kitchen - 3.45m x 2.72m (11'4" x 8'11")

With an opaque Upvc rear window, this attractive fitted kitchen offers base units, a 'Worcester' combi boiler, double oven, four-ring gas hob, space for a fridge-freezer, and plumbing for a washing machine.

### Shower Room/WC - 3.45m x 1.52m (11'4" x 5'0")

Opaque Upvc window, a three-piece suite with low-level WC, pedestal basin, entry-level shower, wall grips, and midway wall tiling.

### First Floor Landing - 5.38m x 1.3m (17'8" x 4'3" overall measurements)

With an opaque side window, fitted linen cupboard, and picture rail.

### Bedroom One - 3.94m x 3.45m (12'11" to front of wardrobes x 11'4")

With a Upvc window, fitted wardrobes, and a knee-hole dressing table.

### Bedroom Two - 4.5m x 2.9m (14'9" to rear of wardrobes x 9'6" excluding recess)

Overlooking the rear garden with a Upvc window, fitted wardrobes, drawers, and a picture rail.

### Shower Room/WC - 3.58m x 1.88m (11'9" x 6'2")

With a Upvc window, low-level WC, pedestal basin, step-in shower, and part wall tiling.

### Council Tax 31 Scarisbrick New Road

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

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### Tenure 31 Scarisbrick New road

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

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