



Queens Road, Southport, PR9



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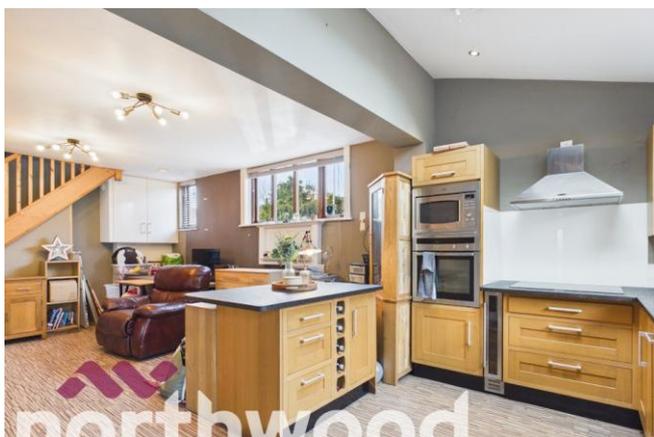
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£480,000

- Substantial Family Property
- Access & Parking Via Court Road
- Approx 2,200sq ft of Living Space
- Unique & Versatile Layout
- Five Double Bedrooms – 2 En-Suites
- Large Private Gardens
- Summer house & Wood Fired Hot Tub
- Garage & Outbuildings
- Freehold
- EPC rating E



Nestled in a generous plot and offering a wonderfully quirky and versatile layout, this substantial semi-detached residence on Queens Road presents a rare opportunity to acquire a home full of charm, space, and individuality.

Accessed via a private entrance off Court Road, you will find secure driveway parking, a charming and welcoming covered entrance porch with cottage style detailing and a cosy seating area. Additional private gated pedestrian access is from Queens Road.



Inside the property immediately sets itself apart with its unconventional yet functional design, with the main entrance opening directly into a spacious kitchen/dining room. This is the true heart of the home and the perfect welcoming space for both everyday family living and entertaining. Leading through from the kitchen/diner is a fully equipped utility which is currently utilised as a 2nd kitchen as similar to main kitchen it has a full range of integrated appliances; adding to the practicality of this beautiful home.

The main original hall sits at the rear of the property and provides another access to the utility room/kitchen as well as 2 reception rooms and a cloakroom/WC. The bright and generous living room over looks the garden and a separate sitting room/snug is perfect for relaxing or home working.

One of the home's most unique and versatile features is its dual staircase layout, offering flexible living arrangements. A staircase from the kitchen/dining room leads to two spacious double bedrooms, both benefiting from their own en-suite facilities; ideal for guests, older children, or multi-generational living. A second staircase from the original grand hallway rises to the main first floor, where you will find three further bedrooms and a family bathroom, creating a more traditional bedroom arrangement.

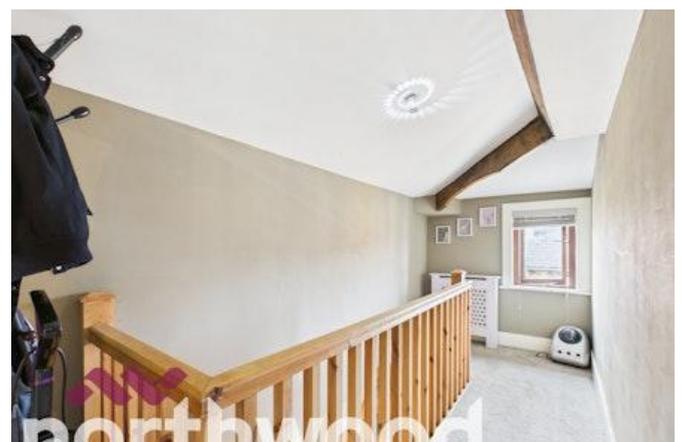
Externally, the property continues to impress. The expansive rear garden is a true highlight, mainly laid to lawn with mature borders and a striking central feature, offering a peaceful, private, and picturesque setting. The garden also enjoys a large summer house and wood fired hot tub! The property also benefits from a garage and brick outbuildings creating excellent additional storage space or scope for further improvements.

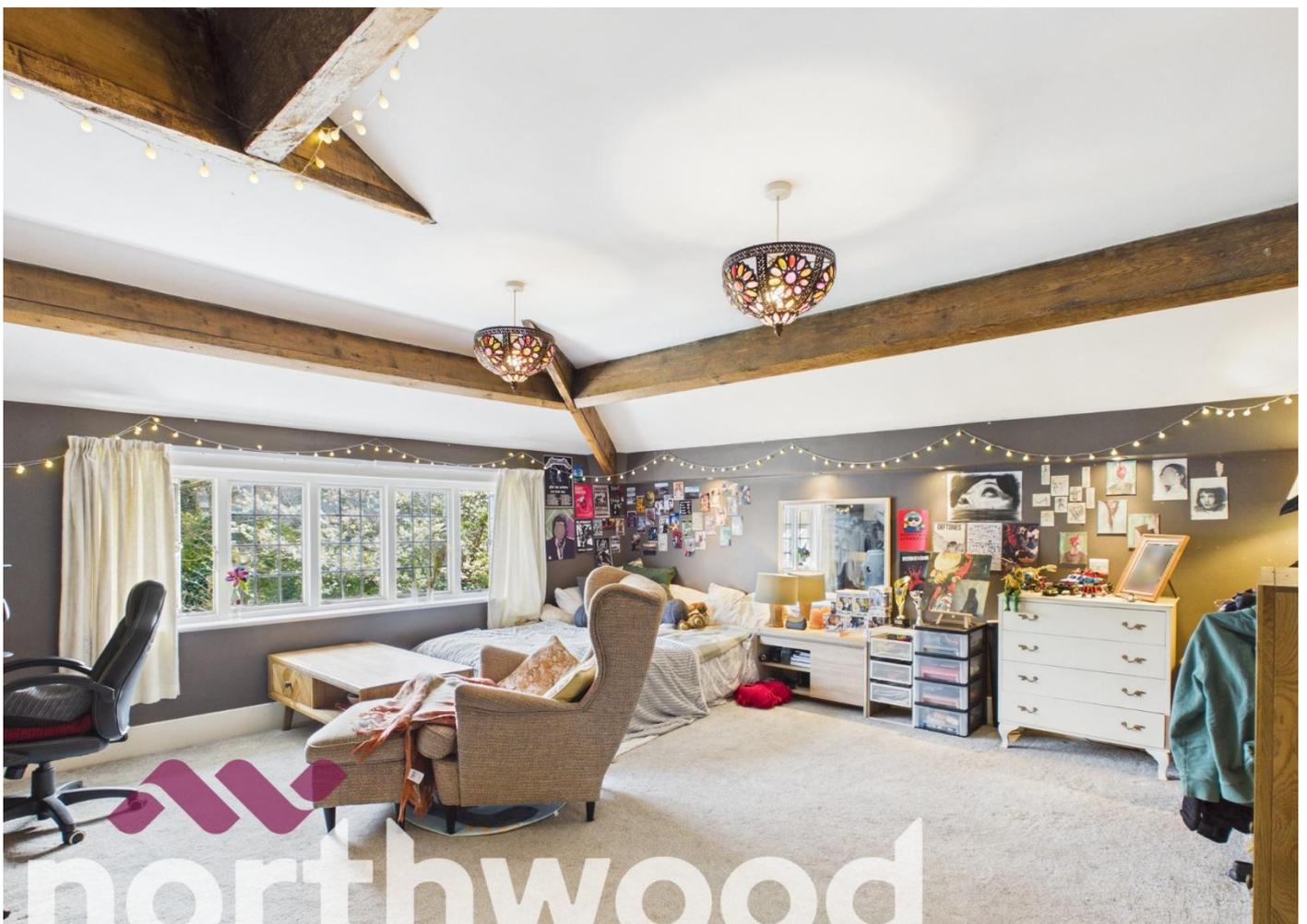
In summary, this is a home that stands apart from the ordinary, perfect for those seeking space, flexibility, and character, all within a desirable Southport location.

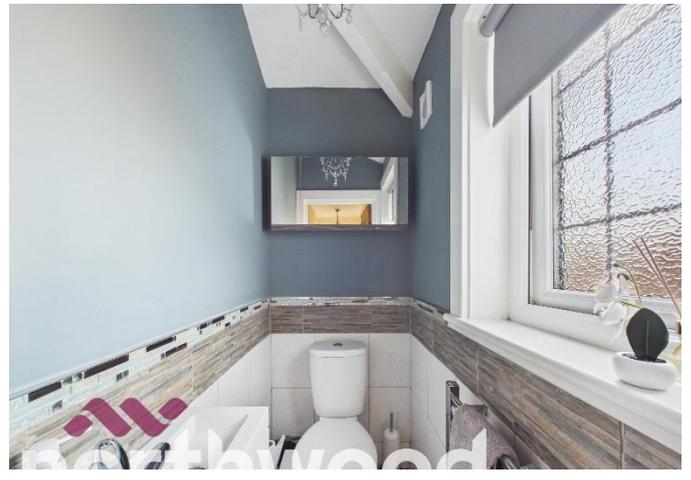
Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

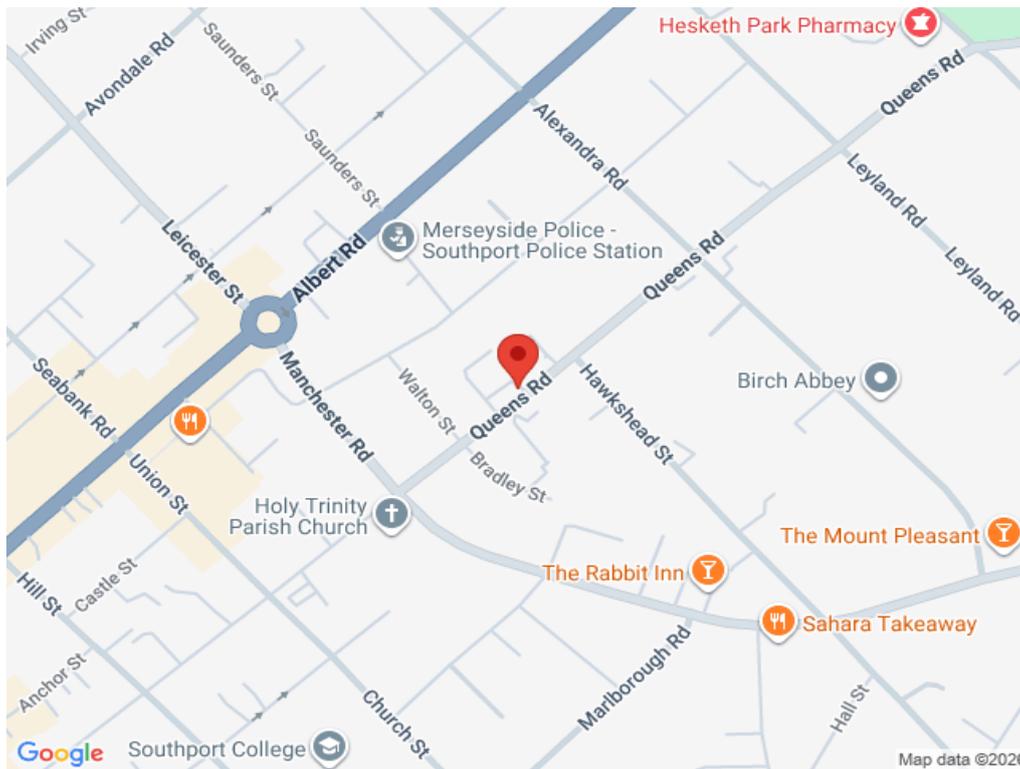












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		



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