



42 Southport Road, Scarisbrick
Offers in Region of £225,000

Conveniently located close to local amenities, this semi detached true bungalow offers fantastic potential and is an ideal opportunity for buyers looking to modernise and add value.

The accommodation comprises two reception rooms, two bedrooms, a modern bathroom, and a kitchen which, while requiring updating, offers excellent scope to create a stylish and functional space.

Externally, the property benefits from a private driveway providing ample off road parking, a detached garage, and a fabulous-sized enclosed rear garden, perfect for outdoor enjoyment and future landscaping.

Offered to the market with no onward chain, this bungalow combines a convenient location with great potential and must be viewed to be fully appreciated.

Council Tax band: C

Tenure: Freehold

- Semi Detached True Bungalow
- Two Receptions
- Two Bedrooms
- Private Driveway With Ample Spaces
- Enclosed Rear Garden With Views
- Detached Garage
- Freehold
- No Chain



Entrance

Front door to hall with doors leading to lounge, both bedrooms, bathroom and living room.

Lounge

10' 4" x 13' 9" (3.16m x 4.20m)

Bay window to front, electric fire with surround and built in cupboard with electrics in.

Living Room

10' 3" x 13' 8" (3.13m x 4.16m)

Window to side, feature fireplace with log burner, door into kitchen and built in storage cupboard.

Kitchen

10' 2" x 6' 6" (3.10m x 1.98m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit, plumbed into washing machine. Window to rear and boiler situated in kitchen.

Door into conservatory.

Conservatory

9' 1" x 6' 1" (2.76m x 1.86m)

Windows to front, side and rear with door leading into rear garden.

Bedroom One

15' 1" x 10' 4" (4.61m x 3.15m)

Window to rear looking into conservatory.

Bedroom Two

8' 6" x 8' 11" (2.58m x 2.72m)

Window to front.

Bathroom

4' 9" x 8' 5" (1.44m x 2.56m)

Three piece suite comprising double shower unit with electric shower over, vanity wash hand basin and low level WC. Fully tiled walls and window to side.



Garage

Detached garage located in rear garden with window to side and rear and door to front.

Front Garden

Private driveway with planted borders and gate to side leading to rear garden.

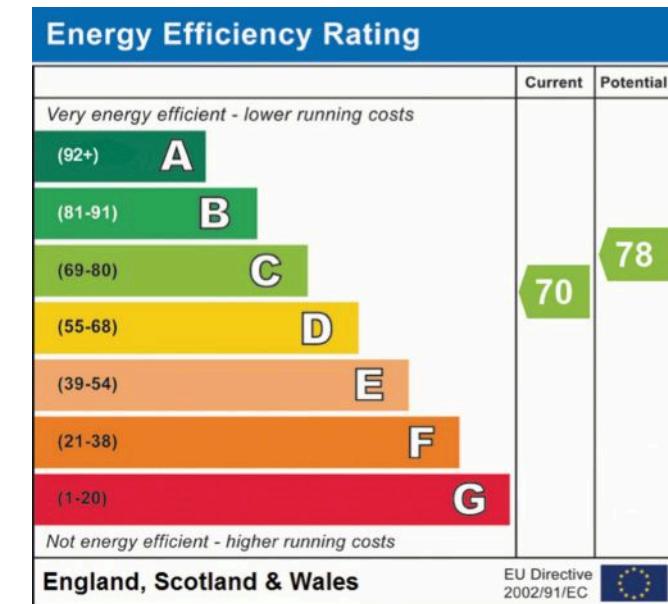
Rear Garden

Enclosed rear garden with lawn, patio and gravel areas with views to the rear and not overlooked. Detached garage and gate to side leading to driveway.

DRIVEWAY

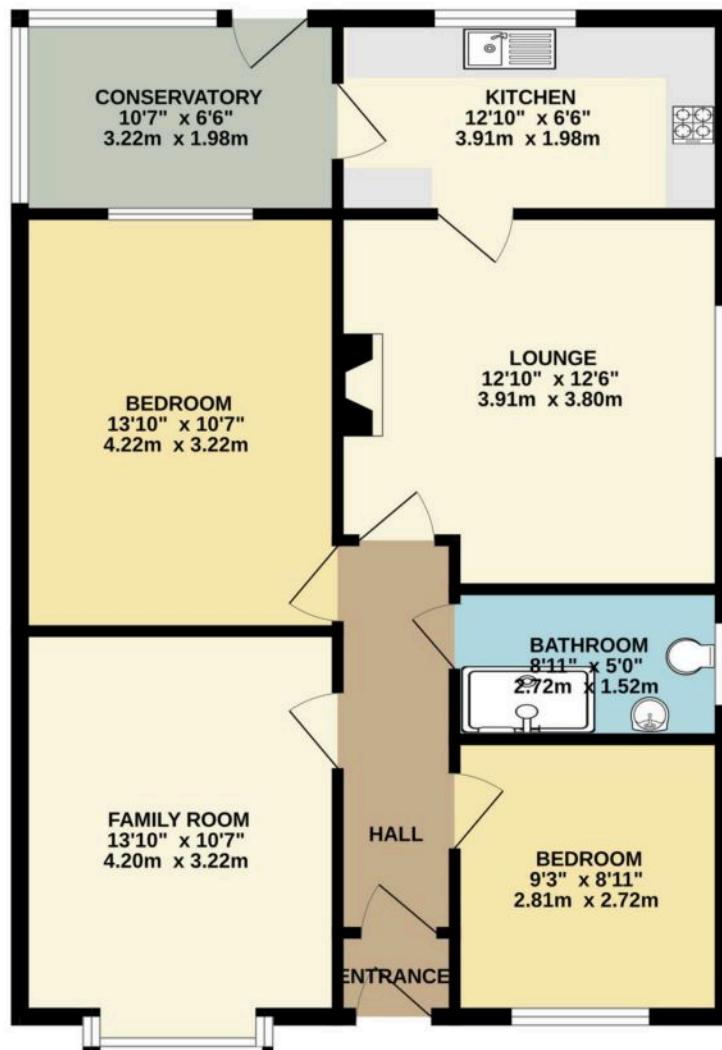
3 Parking Spaces

Private driveway with ample spaces.





GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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