



Curzon Road, Southport, PR8 6PL
£400,000 Freehold

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Key Features Include

- ✓ **Detached Victorian Property**
- ✓ **Five Bedrooms**
- ✓ **Superb Entertaining Kitchen**
- ✓ **Two Grand Reception Rooms**
- ✓ **Ensuite Shower Room**
- ✓ **Large Rear Garden**

This elegant detached house blends the opulence of Victorian features with the desirable room flow of modern living. The property is located on a highly desirable tree lined road, and well placed for the amenities of the town centre. Improved to a high standard by the current owners, the accommodation briefly comprises to the ground floor; reception hall, living room, sitting room, entertaining kitchen with dining area, wc and utility area. Upstairs are five bedrooms, the master having an en suite shower room, and a lovely family bathroom.

Externally there is a large garden to the rear and ample off road parking to the front for several vehicles.

Porch

Double UPVC doors to enclosed porch, original Victorian timber door to the reception hall.

Reception Hall

Ornate coving, stairs to the first floor.

Sitting Room 4.91m x 4.23m (16'1" x 13'11")

Bay window to the front aspect, feature fireplace with surround, ornate coving and



Lounge 5.25m x 4.26m (17'3" x 14'0")

Square bay to the front aspect, feature fireplace with mantle.



**Entertaining Kitchen 7.89m x 3.78m (25'11" x 12'5")
Max**

Superb range of modern units with integrated appliances, eye level electric oven, electric hob with extractor over, window to the rear aspect, and door to the inner hallway. Open plan to the dining area boasting a feature fireplace, modern tall radiators, double doors to the lounge, and French windows to the rear garden.

Inner hall

Utility area with shelving. Door to the rear garden.



WC

Toilet, wash hand basin and window to the rear aspect.



Landing

Feature stained glass window to the side aspect, loft access with pull down ladder to the fully boarded loft.



Master Bedroom 4.61m x 4.27m (15'1" x 14'0")

Windows to the front aspect.



Bedroom Two 4.22m x 4.27m (13'10" x 14'0")

Bay window to the front aspect, door to the en suite.



En Suite

Walk in shower, WC and vanity style wash hand basin incorporating fitted cupboards and shelving.



Bedroom Three 3.73m x 4.27m (12'3" x 14'0")

Window to the rear aspect.



Bedroom Four 2.55m x 3.33m (8'4" x 10'11")

Window to the rear aspect, access to mezzanine loft room currently by ladder.



Bedroom Five 3.11m x 1.72m (10'2" x 5'8")

Window to the front aspect.



Bathroom

Bath with mixer shower over and folding shower screen, wash hand basin WC, window to the rear aspect. Part tiled walls

Rear Garden

Fully enclosed with walls and fencing. Raised paved patio area, double timber gates to large grassed area, bordered by mature trees and shrubs. Small brick built garage, for storage only.

Front garden

Raised beds, sweeping gravel driveway. Mature trees and shrubs.



Disclosure

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