



81 Scarisbrick New Road Southport PR8 6LJ
Offers In Excess Of £450,000
Subject to Contract



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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Properties as immaculately presented as this are very rare to market! The internal living space offers the perfect balance of modern, contemporary appeal coupled with the charm and character of this delightful Victorian home. There are a number of reception rooms to the ground floor together with shower room/Wc and impressive dining kitchen to rear, ideal for entertaining. To the first floor there are four double bedrooms, of which the master bedroom includes en-suite shower room. The third bedroom also doubles as the perfect teenager suite with access to dressing/occasional room. A modern style family bathroom completes the first floor. Finally stairs lead to top floor games room ideal for a wide variety of uses including home gymnasium or art studio with a number of 'Velux' sky lights maximising the natural light! The property occupies an established corner plot with off road parking for numerous vehicles and enclosed rear garden, with access to 38ft garage and adjoining garden room/store. Situated in a popular, established residential location, this fabulous family home is convenient for both nearby Primary and Secondary Schools including KGV Sixth Form College. Further facilities are located at Lord Street and the Southport Town Centre.

Enclosed Entrance Vestibule

Glazed double outer storm doors and tiled flooring. Glazed inner door with side windows opening to....

Reception Hall

Stripped wooden flooring, midway wall moulding and ornate ceiling arches over picture rail. Stairs lead to first floor with handrails, spindles and newel post. Door leads to....

Ground Floor Shower Room/Wc

5'7" x 6'2", 1.70m x 1.88m

Opaque Upvc double glazed side window. Cupboard to under stairs. 'Karndean' style flooring. Low level Wc and corner wash hand basin. Step in shower enclosure with shower screen, wall grip and 'Mira' electric shower. Part wall tiling and extractor.

Front Lounge

18'4" into bay x 13'9" into recess, 5.59m into bay x 4.19m into recess

Upvc double glazed bay window with fitted plantation style blinds to front of property, ornate cast iron fire place with Marble hearth and fire surround to chimney breast, feature wall arches to chimney recess. Ornate coving.

Sitting Room

21'0" into bay x 14'0" into recess, 6.40m into bay x 4.27m into recess

Upvc double glazed bay window with plantation-style blinds to front. Glazed stained and leaded light side windows. Stripped wooden flooring. Marble fire surround with cast iron fireplace and tiled hearth. Ornate wall arches to chimney recess, picture rail and coving.

Rear Lounge

26'3" x 16'3" overall measurements from recess into side bay, 8.00m x 4.95m overall measurements from recess into side bay

Upvc double glazed double doors and side window lead to enclosed rear garden. Glazed arched style windows to side bay. Display recess to one wall. The rear lounge is currently arranged as a games room and sitting area.

Dining Kitchen

16'4" x 23'5" overall measurements, 4.98m x 7.14m overall measurements

Kitchen open plan with dining room. Dining room with 'Karndean' effect flooring, Upvc double glazed French doors and side windows to rear garden and square archway leading to Kitchen. The Kitchen is well planned with a range of high gloss base units including cupboards and drawers, glazed china cupboards with under unit lighting and working surfaces including central island unit with breakfast bar. Appliances comprise of 'Bosch' electric oven, 'Neff' eye level combi-oven, fridge and freezer and further space and plumbing for dishwasher. Inset 1 1/2 bowl sink unit includes mixer tap and drainer. Recessed spotlighting. Glazed door leads to Utility area.

Utility

Upvc double glazed floor to ceiling windows overlooking the rear garden. Plumbing available for washing machine and further 'Karndean' effect flooring continues.

First Floor Landing

Half landing with secondary glazed window including stained and leaded light motif to side. Door leads to boiler room. Main landing includes midway wall moulding, picture rail, and coving. Door to useful built in cloaks cupboard with hanging space. Stairs lead to second floor.

Boiler Room

7'8" x 8'1", 2.34m x 2.46m

Upvc double glazed side window. 'Karndean' style flooring. Houses pressurized hot water cylinder and 'Viessmann' central heating boiler.



Master Bedroom

21' 0" into bay x 14'0" into recess, 6.40m 0.00m into bay x 4.27m into recess

Upvc double glazed bay window with plantation style fitted blinds and further Upvc double glazed window to side. Picture rail and coving. Door leads to....

En-Suite Shower Room/Wc

10'4" x 6'2", 3.15m x 1.88m

Opaque Upvc double glazed window with fitted plantation style blinds. Modern three piece white suite includes low level Wc, pedestal wash hand basin with mixer tap and tiled splashback and step in shower enclosure with glazed shower screen, plumbed in shower and partial wall tiling. Ladder style chrome heated towel rail. 'Karndean' style flooring, picture rail and coving.

Bedroom 2

18'5" into bay x 13'11" into recess, 5.61m into bay x 4.24m into recess

Upvc double glazed bay window fitted with plantation style blinds. Picture rail and coving.

Bedroom 3/Teenage Suite

15'0" overall measurements excluding recess and into side bay x 14'0", 4.57m overall measurements excluding recess and into side bay x 4.27m

Upvc double glazed bay window. Picture rail and coving. Door to....

Dressing Room/Occasional Room

11'6" x 10'6", 3.51m x 3.20m

Upvc double glazed window overlooking rear of property.

Bedroom 4

16'5" x 12'8" into recess, 5.00m x 3.86m into recess

Upvc double glazed window overlooking rear of property. Picture rail and coving.

Family Bathroom/Wc

7'8" x 10'6", 2.34m x 3.20m

Upvc double glazed window to both side and overlooking rear of property. Modern four piece white suite comprising of low level Wc, vanity wash hand basin with inset single bowl sink unit, twin tap, Granite top and cupboards and drawers below. Step in shower enclosure with curved glazed shower screen and plumbed in shower. Claw and ball foot slipper style bath with central mixer and telephone style shower attachment. 'Karndean' effect flooring. Ladder style chrome heated towel rail, partially tiled walls, recessed spotlighting and extractor.

Second Floor

Half landing with useful storage space to recess. Further stairs lead up to....

Games Room/Studio

34'3" x 18'7" overall measurements including areas of reduced head-height, 10.44m x 5.66m overall measurements including areas of reduced head height

A fantastic space convenient for a multitude of uses. There are two ornate fire surrounds and useful storage space to under eaves. Stripped wooden flooring. 'Velux' skylights maximize natural light allowing for excellent use as an art studio, home office, gymnasium or games room. Recessed spotlighting.

Outside

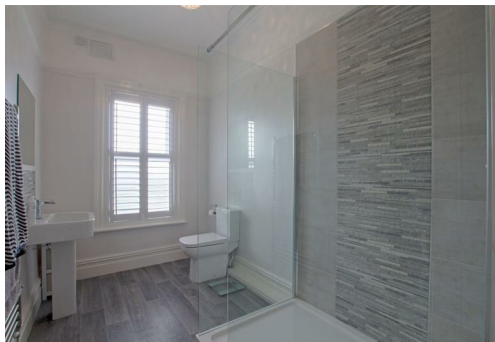
Hard surfaced driveway to front securely accessed via double gates provides off road parking for numerous vehicles with raised brick borders plants, shrubs and trees. The hard surfaced driveway continues via the side of the property to a garage, which is accessed via remote control up and over door and measures 38'7" x 13'5", fitted with electric light and power supply, glazed windows and doors to the rear garden. Further door from garage to adjoining garden room/store measures 13'2" x 9'3" with glazed window, door, ceiling fan and light. The private and enclosed rear garden comprises a flagged patio, lawn and a variety of plants, shrubs and trees.

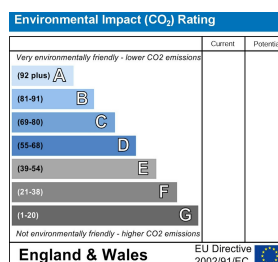
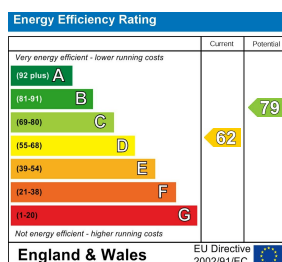
Tenure

We understand the property to be Freehold.

Council Tax

Sefton- band F.





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