



**451 Southport Road, Scarisbrick, Southport, L40 9RF**  
**£475,000**

**Subject to Contract**

An early inspection is essential to fully appreciate the extent of the accommodation and the generous gardens offered by this individual detached house. The centrally heated and double glazed accommodation briefly includes; Entrance Porch, Entrance Hall, Through Lounge, Dining Room, Kitchen, Conservatory, Bedroom and Bathroom with a further Bedroom to the first floor. The extensive gardens are an undoubted feature there is an in and out driveway to the front providing off road parking for a number of vehicles and with a garage at the side. The property occupies a pleasant semi-rural location opposite St Marks Church in Scarisbrick with the main facilities at both Southport and Ormskirk Town Centres readily accessible

### Entrance Porch

Fielded and panelled outer door, tiled floor, feature circular UPVC, double-glazed window. Decorative plaster moulding, coving and ceiling rose. 'Beveled' glazed door to...

### Entrance Hall

Decorative plaster moulding to the walls, and decorative coving and ceiling rose. Parquet flooring, wall light points, UPVC double-glazed windows overlooking the front garden, fixture glazed display cabinet and cupboards below. Stairs to the first floor with oak handrail and newel post and cast iron spindles. Under stairs cupboard.

### Lounge - 6.96m into bay x 3.96m (22'10" into bay x 13'0")

UPVC double-glazed bay window overlooking the front garden. Attractive marble fire surround and hearth with inset electric fire. Wall light points, decorative plaster moulding to the ceiling and walls, coving. Parquet flooring. UPVC double-glazed, double French doors leading to the rear garden.

### Dining Room - 5.33m into bay x 4.22m (17'6" into bay x 13'10")

Raised plaster moulding to the walls and ceiling, ceiling rose, Parquet flooring, UPVC double-glazed bay window overlooking the front garden.

### Breakfast Kitchen - 3.05m x 3.96m (10'0" x 13'0")

Single drainer sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards, glazed china cupboards, working surfaces. Midway wall tiling. 'Bosch' four-ring gas hob with split-level 'Bosch' one and a half electric oven, cooker hood, integral fridge freezer and slimline dishwasher. Useful pantry cupboard housing 'Vaillant' gas central heating boiler. UPVC double-glazed side door, UPVC double-glazed window and UPVC double-glazed double doors leading to...

### Conservatory - 2.74m x 4.98m (9'0" x 16'4")

Laminate tile effect flooring, UPVC double-glazed windows and double doors to the rear garden.

### Bedroom 1 - 4.72m x 3.15m to front of the wardrobes, ext. to 3.81m (15'6" x 10'4" to front of the wardrobes, ext. to 12'5)

A range of recessed wardrobes and drawers, a further range of fittings including fitted headboard, bedside drawer and display units, overhead storage cupboards and wardrobes. Parquet flooring. UPVC double-glazed patio door and side screen to the rear garden.

### Bathroom - 3.05m x 2.24m (10'0" x 7'4")

Twin grip panelled bath with mixer tap, shower attachment and vanity wash hand basin with cupboards below, low level WC. Corner entry shower enclosure with thermostatic shower. Tiled walls, decorative coving, plaster moulding to the ceiling. Feature stained glass and leaded window.

### First Floor Landing

Useful box/store room, with access to the loft.

### Bedroom 2 - 4.27m inc. areas of reduced head height x 4.01m (14'0" inc. areas of reduced head height x 13'2")

UPVC double-glazed window, decorative plaster moulding to the walls. Under eaves storage.

### Outside

The property stands in extensive gardens to both front and rear, there is an in and out driveway offering parking for numerous vehicles. The front garden having lawn and is screened from the road by mature shrubs and hedging. The extensive rear garden has lawn, borders stocked with a variety of established plants and shrubs. Patio. Adjoining garage 17'1" x 10'6" installed with electric light and power supply.

### Council Tax

West Lancashire BC Band F.

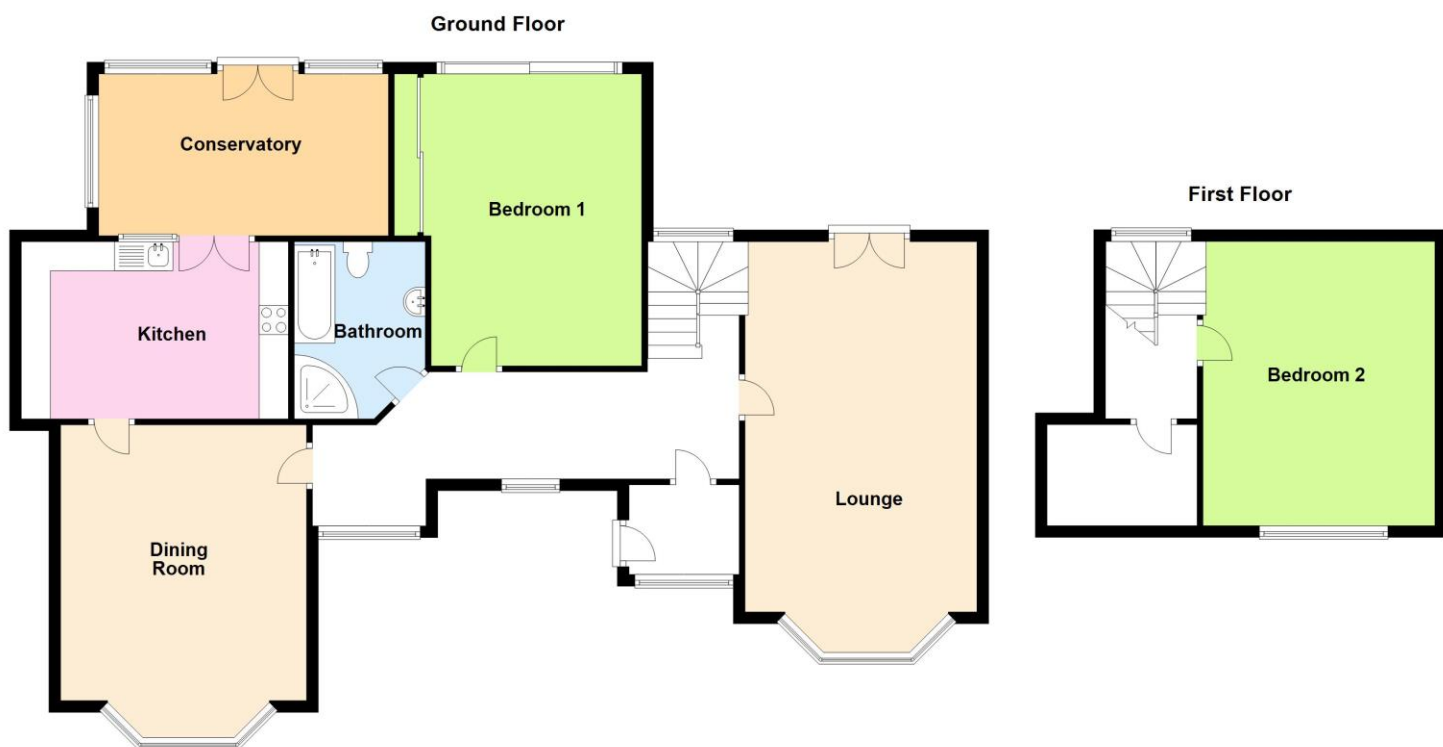
### Tenure

The tenure of the property is Freehold.

### Note

In accordance with the Estate Agents Act, we would advise that the Vendors are relatives of an employee of Chris Tinsley Estate Agents.





Floor plans are for illustration only and not to scale  
 Plan produced using PlanUp.



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