



**32 Scarisbrick New Road,
Southport, PR8 6QE.
Offers in the region of £275,000
Subject to Contract**

Investment Property.

A detached house, in 3 self-contained flats, all currently let. Can be sold with the tenants in situ. Basement with scope for further development.

For further information please contact our offices.

Ground Floor Flat 1

Entrance Hall

Night storage heater.

Lounge - 5.79m into bay x 4.09m (19'0" into bay x 13'5")

UPVC double-glazed window. Night storage heater.

Dining Kitchen - 4.42m x 3.02m (14'6" x 9'11")

UPVC double-glazed window, sink unit, base units with cupboards and drawers, wall cupboards and working surfaces. Fitted oven hob and hood. Fan heater.

Bedroom 1 - 5.03m into bay x 4.09m (16'6" into bay x 13'5")

UPVC double-glazed window. Night storage heater.

Bedroom 2 - 5.03m x 3.68m (16'6" x 12'1")

UPVC double-glazed window. Night storage heater.

Bathroom - 3.76m overall measurements x 2.29m (12'4" overall measurements x 7'6")

UPVC double-glazed window, panelled bath, electric shower, wash hand basin, low level WC. Cupboard housing hot water cylinder.

First Floor Flat 2

Entrance Hall

Lounge - 5.05m x 4.09m (16'7" x 13'5")

UPVC double-glazed window, electric radiator.

Dining Kitchen - 2.64m x 3.23m (8'8" x 10'7")

UPVC double-glazed window. Single drainer sink unit, base units, wall cupboards. Oven hob and hood.

Bedroom 1 - 5.69m x 4.04m (18'8" x 13'3")

UPVC double-glazed window.

En Suite - 3.1m x 1.55m (10'2" x 5'1")

Wash hand basin, low level WC, shower enclosure.

Bedroom 2 - 5.03m x 3.78m (16'6" x 12'5")

UPVC double-glazed window, electric radiator.

Bathroom - 2.79m x 2.31m (9'2" x 7'7")

Panelled bath, wash hand basin, low level WC, two UPVC double-glazed windows.

Second Floor Flat 3

Lounge - 3.78m x 3.81m (12'5" x 12'6")

UPVC double-glazed window.

Dining Kitchen - 2.51m x 3.3m (8'3" x 10'10")

Stainless drainer stainless steel sink unit, base units, wall cupboards, oven hob and hood.

Bedroom 1 - 4.09m x 3.45m (13'5" x 11'4")

UPVC double-glazed window.

Bedroom 2 - 3.96m x 2.74m (13'0" x 9'0")

UPVC double-glazed window.

En Suite

Wash hand basin, shower enclosure, WC.

Bathroom - 3.66m x 2.74m (12'0" x 9'0") Approx. measurements

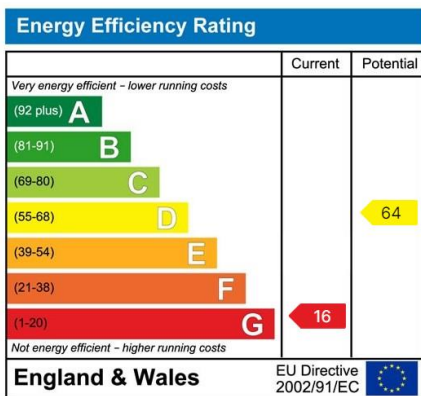
Panelled bath, wash hand basin, low level WC.

Basement

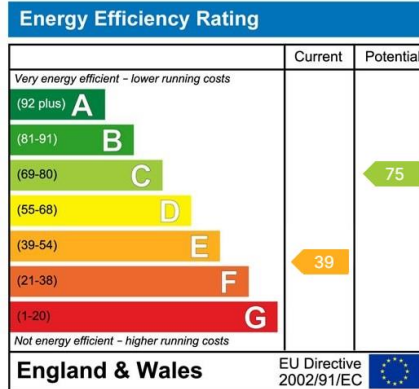
There are an extensive number of rooms to the basement with increased head height. There is scope for conversion to a further flat, subject to the usual planning permissions and building consents being obtained.

Outside - Communal Gardens.

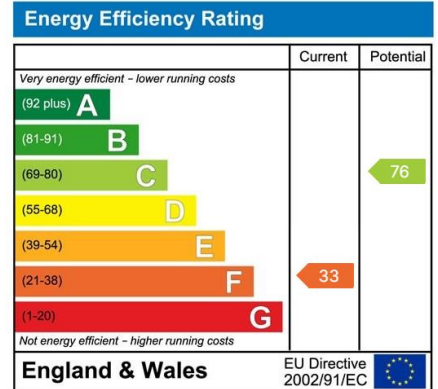
Flat 1 – EPC – G.



Flat 2 – EPC – E.



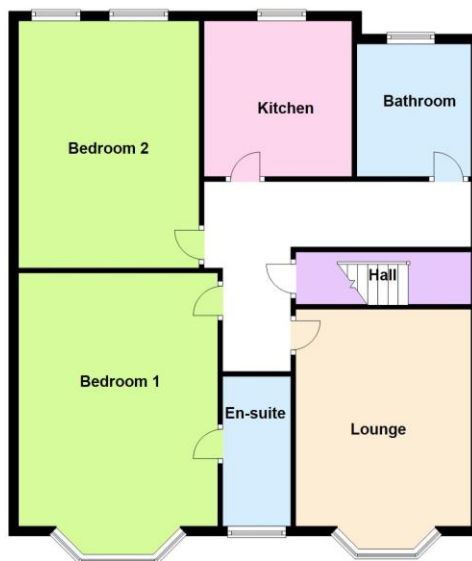
Flat 3 – EPC – F.



Ground Floor



First Floor



Second Floor

