



-  Substantial Detached House
-  Five Bedrooms
-  Three Reception Rooms

-  Three Bathrooms
-  Cellar Suite
-  Landscaped Gardens

**Price: £625,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this particularly well presented double fronted detached family house which, in the opinion of the Agents, offers excellent family accommodation of considerable character.

The accommodation briefly comprises Entrance Vestibule, Hallway, front Dining Room, front Living Room, rear Morning Room, fitted Breakfast Kitchen, Utility Room, WC and Cloakroom to the ground floor with three Bedrooms (one with Dressing room off) Bathroom, Shower Room and separate WC to the first floor. To the second floor are two further double Bedrooms and a Shower Room. In addition, there is an extensive Basement level providing excellent storage.

There are mature, landscaped gardens to the front and rear of the property, the front incorporating ample parking space, the rear garden arranged with decked terrace, shaped lawn and well stocked, established borders.

Chambres Road is located off Scarisbrick New Road, there are local schools within the vicinity together with King George V 6th Form College. Southport Town Centre is readily accessible.





**Ground Floor:**

**Entrance Vestibule**

**Hall**

**Living Room** - 5.69m into bay x 4.34m (18'8" x 14'3")

**Dining Room** - 5.51m x 4.37m (18'1" x 14'4")

**Morning Room** - 4.42m into bay x 3.71m (14'6" x 12'2")

**Kitchen/Breakfast Room** - 4.11m x 3.89m plus recess (13'6" x 12'9")

**Utility Room** - 2.57m x 2.49m (8'5" x 8'2")

**Cloakroom**

**WC**

**First Floor:**

**Landing**

**Bedroom 1** - 5.54m into bay x 4.44m (18'2" x 14'7")

**Dressing Room** - 3.94m x 2.57m (12'11" x 8'5")

**Bedroom 2** - 5.51m overall x 3.53m (18'1" x 11'7")

**Bedroom 3** - 14.76m x 1.83m (14'4 1/3" x 6'0")

**Bathroom** - 3.51m x 2.54m (11'6" x 8'4")

**Shower Room** - 2.54m x 1.75m (8'4" x 5'9")

**WC**

**Second Floor:**

**Landing**

**Bedroom 4** - 4.75m x 3.48m overall (15'7" x 11'5")

**Bedroom 5** - 5.38m x 2.95m (17'8" x 9'8")

**Shower Room** - 2.34m x 1.85m (7'8" x 6'1")

**Basement:**

**Cellar Room (1)** 5.51m (18'1") max x 4.36m (14'4")

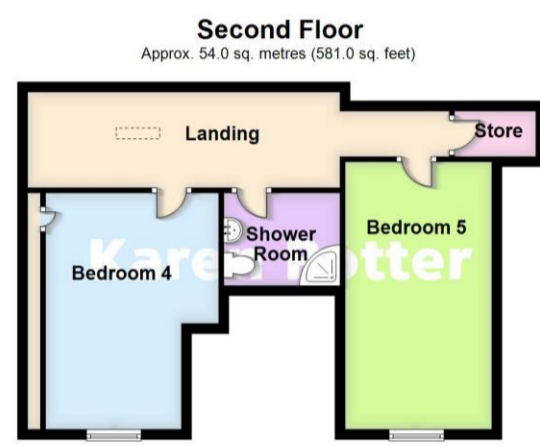
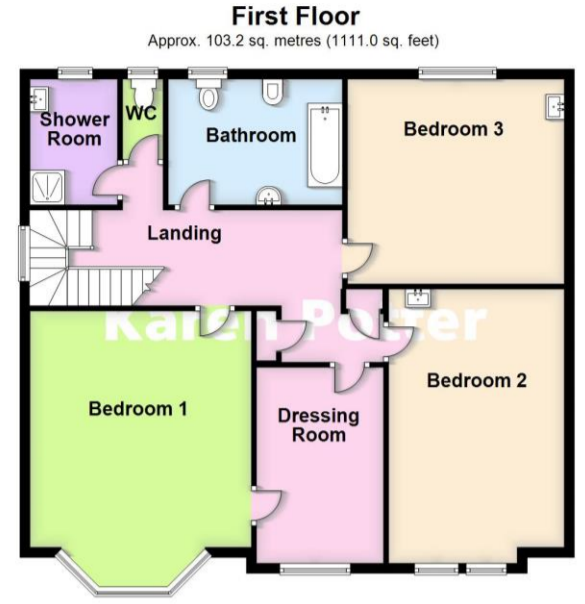
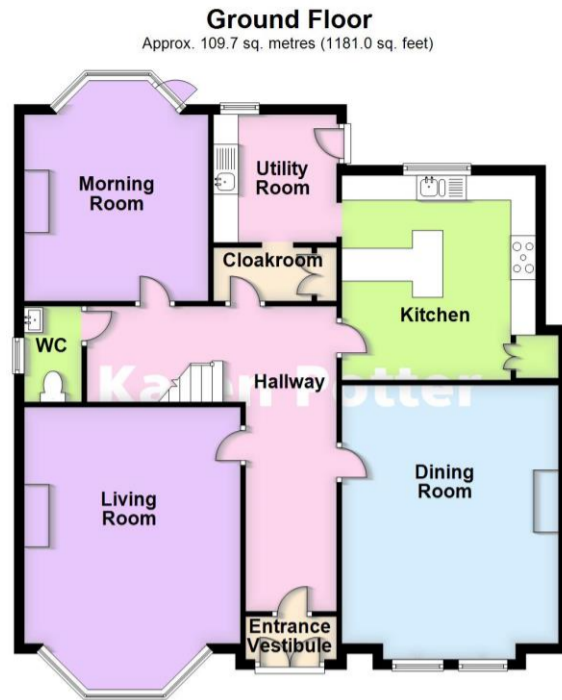
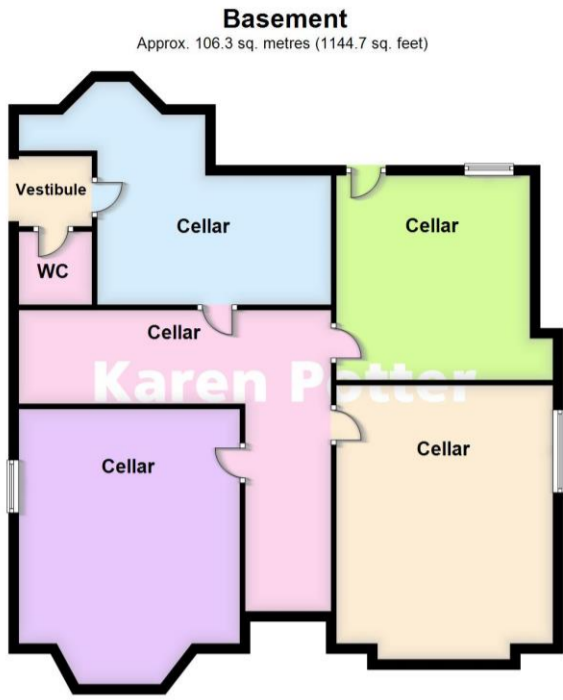
**Cellar Room (2)** 4.12m (13'6") x 3.90m (12'9")

**Cellar Room (3)** 4.71m (15'6") max x 4.45m (14'7")

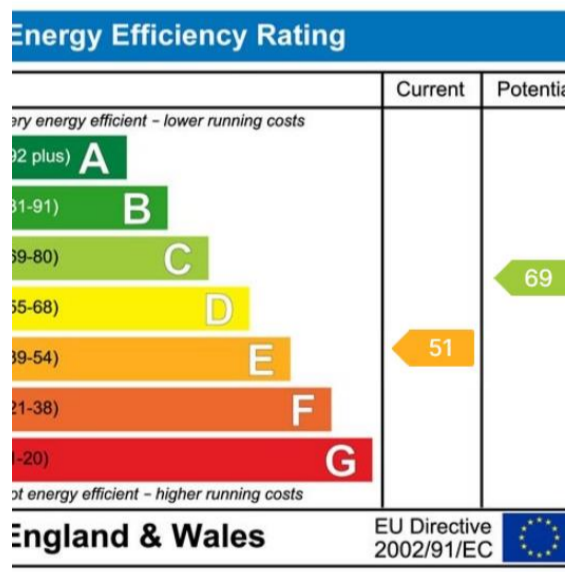
**Cellar Room (4)** 4.71m (15'5") x 3.83m (12'7")

**Outside:** There are landscaped, mature gardens to the front and rear of the property, the front incorporating ample parking space, the rear garden arranged with raised timber deck, paved patio, shaped lawn and well stocked, established borders. An outside WC and additional access to the cellars is located to the side of the property.





Total area: approx. 373.3 sq. metres (4017.7 sq. feet)



**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F

**Tenure:** Freehold

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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