



Scarisbrick New Road,
Southport, PR8 6LQ

Offers Over £510,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Presenting a lovingly RESTORED EDWARDIAN PROPERTY situated on a delightful CORNER PLOT measuring 0.21 of an acre.

This TURN-KEY home has been meticulously transformed by the current owners, featuring a complete rewire, a new boiler, a Schuller kitchen with Siemens appliances, and redecoration throughout.

The thoughtfully designed FLOORPLAN showcases the property's excellent flow. The spacious ENTRANCE HALL retains its period features, and the front-facing LOUNGE offers an elegant retreat from the bustle of daily life. The true centrepiece is the OPEN-PLAN DINING KITCHEN with BI-FOLDING DOORS. This stunning space, with its German-crafted Schuller kitchen and high-quality Siemens appliances, includes mood lighting and integrated speakers. The bi-folding doors open to a SUNNY COURTYARD, perfect for enjoying an aperitif. By contrast, the SITTING AREA invites you to snuggle up in front of the stove.

Upstairs, you'll find FOUR DOUBLE BEDROOMS and a family BATHROOM. The main bedroom, beautifully staged with dual-aspect windows, is filled with natural light. Additionally, there is convenient access to the loft via a ladder, ideal for extra storage.

Outside, the SUBSTANTIAL GARAGE offers excellent potential for ANCILLARY ACCOMMODATION, subject to relevant consents. Practical additions include a store and a utility area.

The property also benefits from OFF-ROAD PARKING for several vehicles, making it perfect for families. The GARDENS gracefully wrap around the house, providing ample outdoor space for all to enjoy.

With NO ONWARD CHAIN, viewing is essential to fully appreciate this exceptional property.







Ground Floor
Approx. 124.7 sq. metres (1342.6 sq. feet)



First Floor
Approx. 75.0 sq. metres (807.4 sq. feet)



Total area: approx. 199.7 sq. metres (2149.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

