



Scarisbrick New Road,
Southport, PR8 5HL

**OFFERS OVER
£300,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This DETACHED FAMILY HOME sits in an established and well-regarded location close to KGV SIXTH FORM COLLEGE, MEOLS COP HIGH SCHOOL and SOUTHPORT HOSPITAL. There's even a footpath further up the road that leads directly into the hospital grounds – perfect if you work there or just want a handy shortcut.

Set behind a gravelled frontage with space for several vehicles, the house enjoys a BEAUTIFUL, PRIVATE, SOUTH/WEST-FACING REAR GARDEN which has been lovingly maintained and brings colour and calm throughout the seasons. The layout flows well and includes a TRADITIONAL DINING ROOM at the front, a SEPARATE LOUNGE overlooking the garden, and a FITTED KITCHEN which opens into a LIGHT-FILLED CONSERVATORY – perfect as a CASUAL DINING SPACE AND SEPARATE SITTING AREA for relaxing or entertaining.

Upstairs, the MAIN BEDROOM benefits from an EN-SUITE BATHROOM, while a SEPARATE SHOWER ROOM and WC serve the REMAINING TWO BEDROOMS – a practical setup for guests or family life. The third bedroom is currently used as a HOME OFFICE, ideal for those working remotely. The LOFT offers additional storage, while outside, the DETACHED GARAGE has POWER AND WATER and is currently used as a UTILITY SPACE. One of the TWO GARDEN SHEDS also has LIGHT AND POWER – great for hobbies or tool storage.

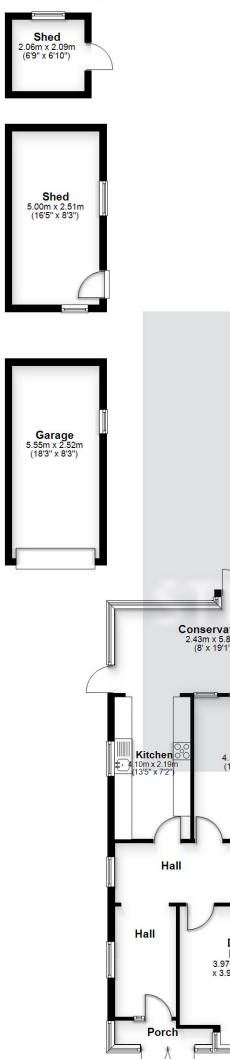
Call to view this lovely property on 01704 516 626 – and don't forget to follow us on Facebook and Instagram.





Ground Floor

Approx. 104.9 sq. metres (1120.6 sq. feet)



Total area: approx. 159.8 sq. metres (1719.6 sq. feet)
This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)

