

Southbank Road, Southport, PR8

4 4 3

£280,000

- NO ONWARD CHAIN
- Substantial and Deceptively Spacious
- Flexible Layout Ideal for Range of Buyers
- Amples of Living/Entertaining Space
- Four Bedrooms & Office/Study
- Four Bathrooms - 2 En-Suites
- Freehold
- EPC rating C

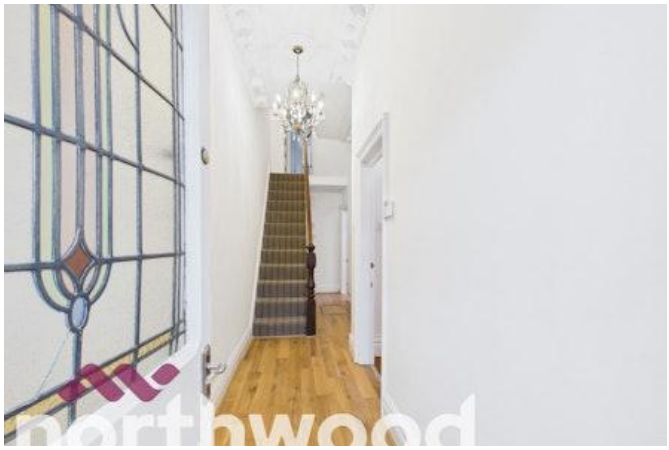
northwood
Local knowledge, national reach







A substantial and deceptively spacious four-bedroom semi-detached residence, beautifully blending period character with flexible modern family living across three impressive floors. Set behind a generous paved frontage with off-road parking, this striking red-brick home immediately captures attention with its handsome bay-fronted façade and commanding kerb appeal.





Inside, the property offers an abundance of versatile living space approaching 1,900 sq ft, thoughtfully arranged to suit growing families, multi-generational living, or those working from home. The ground floor features two elegant reception rooms with bay windows, creating bright yet cosy spaces for relaxing and entertaining, while the extended kitchen and breakfast area provide the heart of the home. A conservatory to the rear brings in natural light and offers further reception or dining space overlooking the garden. Conveniently located off the kitchen/breakfast area is a ground floor shower room, adding further practicality and flexibility for busy family life or visiting guests.

Across the upper floors are 4 well-proportioned bedrooms served by an excellent range of bathroom facilities. The first-floor benefits from a spacious family bathroom with separate WC and two double bedrooms with one of these benefitting from an en-suite shower room. Alongside the two bedrooms and bathroom on the first floor, the second floor provides two further bedrooms, one with an en-suite shower room and a useful office/study space. This creating an ideal private guest space, teenager's retreat or independent living area.

Externally, the property enjoys a low-maintenance courtyard style rear garden. A particularly attractive feature of the outside space is its flexibility and future potential with the large adjoining garage, side outdoor area and conservatory which could combine to create exciting scope for reconfiguration to make a bigger feel. The garage is currently utilised as a workshop space and benefits from power and water adding to the current practicality.

Located in a popular residential location of Southport, the property is conveniently located for popular schools, transport links and Southport town centre itself. Combining character features, generous proportions, and exciting scope to personalise, this is a rare opportunity to acquire a truly versatile family home with far more space than first meets the eye, internal viewing is highly recommended to appreciate all this home has to offer.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



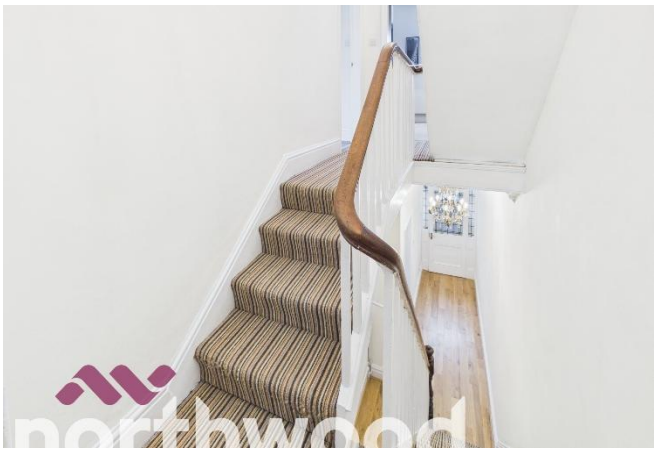




















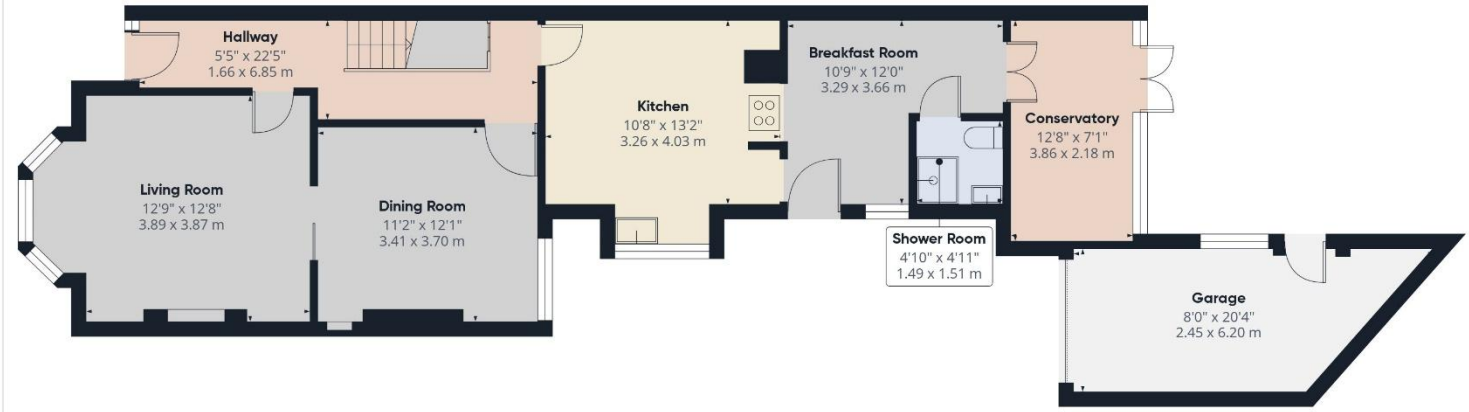


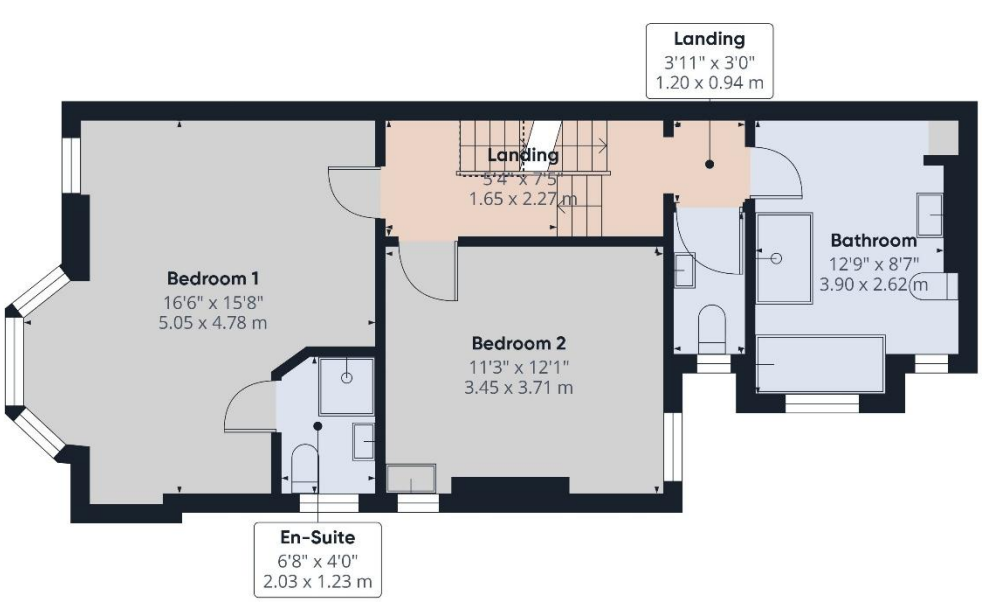


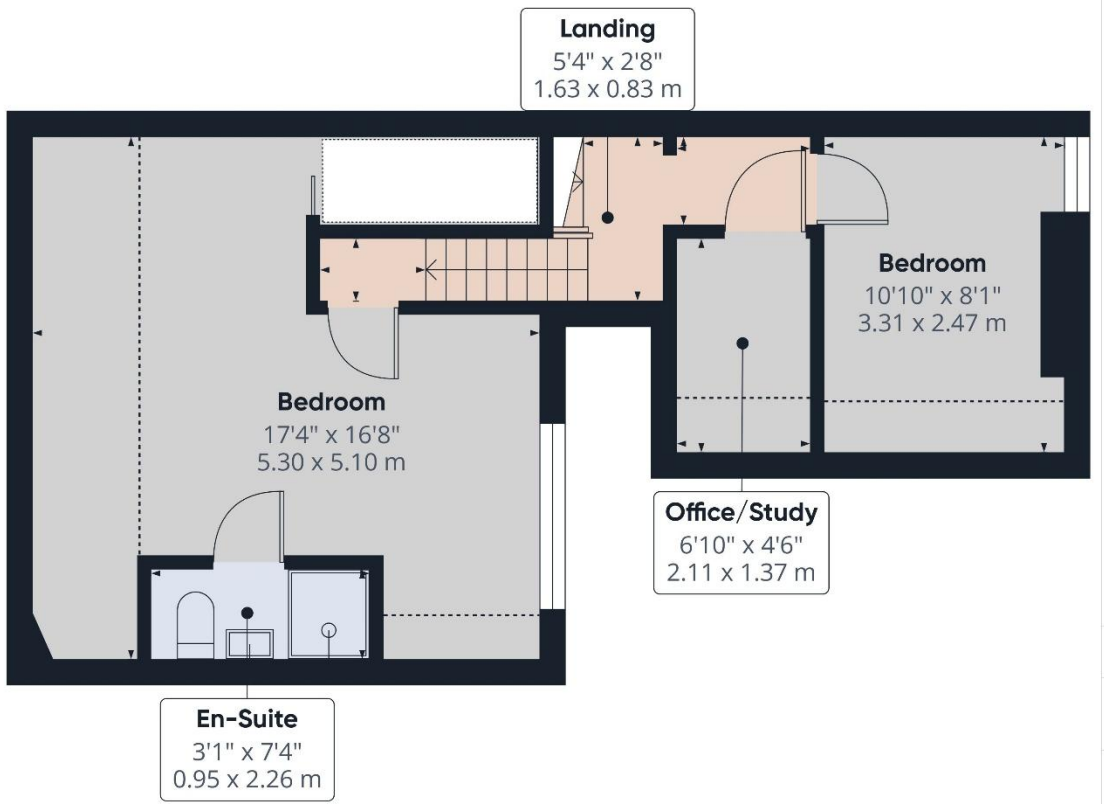




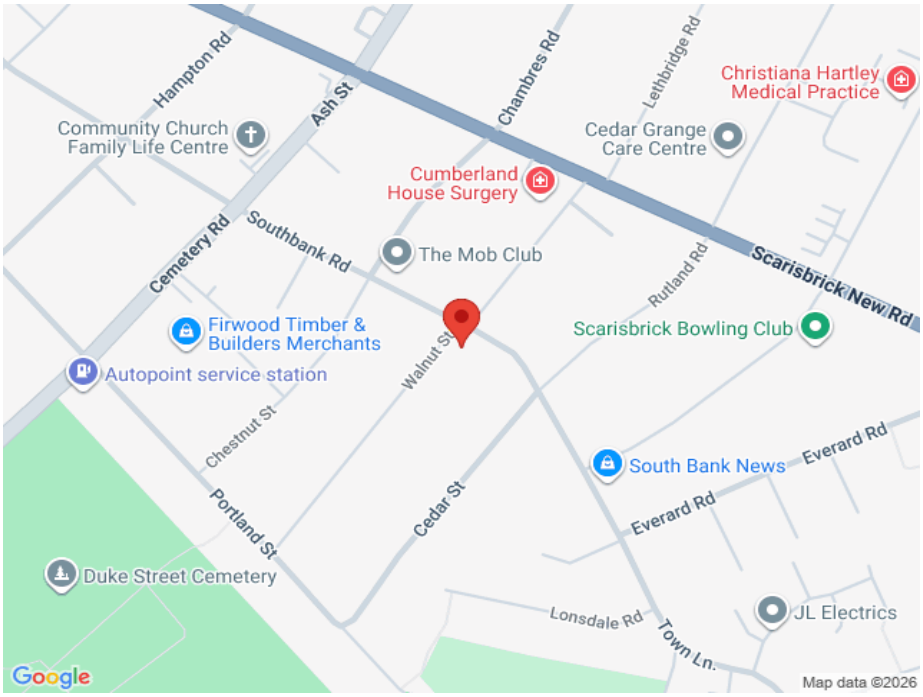


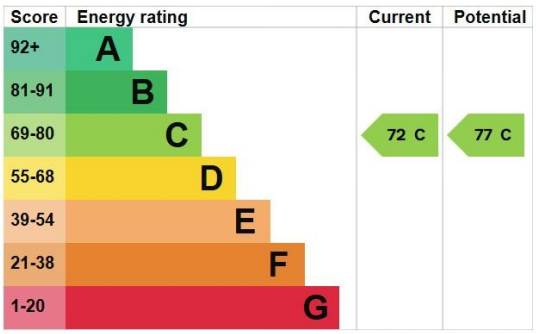

Hallway
5'5" x 22'5"
1.66 x 6.85 m
Living Room
12'9" x 12'8"
3.89 x 3.87 m
Dining Room
11'2" x 12'1"
3.41 x 3.70 m
Kitchen
10'8" x 13'2"
3.26 x 4.03 m
Breakfast Room
10'9" x 12'0"
3.29 x 3.66 m
Shower Room
4'10" x 4'11"
1.49 x 1.51 m
Conservatory
12'8" x 7'1"
3.86 x 2.18 m
Garage
8'0" x 20'4"
2.45 x 6.20 m


Landing
3'11" x 3'0"
1.20 x 0.94 m
Landing
5'4" x 7'5"
1.65 x 2.27 m
Bedroom 1
16'6" x 15'8"
5.05 x 4.78 m
Bedroom 2
11'3" x 12'1"
3.45 x 3.71 m
Bathroom
12'9" x 8'7"
3.90 x 2.62 m
En-Suite
6'8" x 4'0"
2.03 x 1.23 m


Landing
5'4" x 2'8"
1.63 x 0.83 m
Bedroom
17'4" x 16'8"
5.30 x 5.10 m
Bedroom
10'10" x 8'1"
3.31 x 2.47 m
Office/Study
6'10" x 4'6"
2.11 x 1.37 m
En-Suite
3'1" x 7'4"
0.95 x 2.26 m







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