



341 Southport Road, Liverpool, Merseyside L31 4EE

£499,950

Situated on Southport Road, close enough to Lydiate and Maghull to be convenient, however in a semi rural location on the road out to Halsall and then onto Southport is this detached house offering a serene escape with its character and picturesque views over farmland. The large gardens enveloping the house to front and rear, perfect for families looking for play space, keen garden lovers or for entertaining guests. With additional features such as a garage, workshop, brick-built and timber sheds, this property offers both practicality and charm. The accommodation comprises porch, spacious entrance hallway, living room with windows to three sides, separate dining/sitting room, kitchen/breakfast room and separate utility room and useful pantry. To the first floor there are four bedrooms, all with open views to the front or rear and a modern family bathroom with white suite including separate shower cubicle. Conveniently, this house is ready for you to make it your own without any ongoing chain, making the purchasing process smooth and hassle-free. Don't miss the opportunity to own this delightful one of a kind property.



Porch

double glazed window and door, door to:

Entrance hallway

spacious entrance with stairs to first floor and storage cupboard below, radiator, window to front, door to:

Living room

13'11" plus bay x 15'11" (4.25 plus bay x 4.87)

brick built fireplace, radiator, windows to front and side, bay window overlooking the rear garden

Dining room/sitting room

10'2" plus bay x 11'10" (3.11 plus bay x 3.62)

fireplace with electric fire, storage cupboard, radiator, bay window overlooking the rear garden

Kitchen/breakfast room

14'7" x 8'10" (4.45 x 2.70)

inset one and a half bowl stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, wall units, space for cooker, tiled floor, radiator, windows to front and rear, sliding door to useful pantry

Utility room

6'9" x 5'11" (2.06 x 1.81)

gas central heating boiler, door to rear garden

First floor landing

access to loft, window looking out to front

Bedroom 1

13'11" x 16'0" (4.26 x 4.88)

storage cupboard, radiator, windows overlooking both the front and the rear

Bedroom 2

14'5" x 8'9" (4.40 x 2.69)

fitted wardrobes, radiator, windows to both front and rear

Bedroom 3

10'2" x 11'10" (3.12 x 3.62)

fitted wardrobes, window to rear, radiator

Bedroom 4/Study

7'5" x 8'8" (2.28 x 2.66)

fitted cupboards, radiator, window overlooking the front

Bathroom

white suite comprising bath, separate shower cubicle with mixer shower, pedestal wash hand basin, low level w.c, tiled walls, heated towel rail, window to rear

Outside

the gardens to this property are a real feature and will appeal to garden lovers and families looking for outside play space or areas to entertain. The front has ample parking and turning space for cars, well established planted areas and side access to the rear which is larger than average and has a well tended lawned area, various paved patio areas and pathways, brick and timber sheds, open views over the rear farmland and also therefore not directly overlooked by other properties.

Workshop

12'7" x 12'6" (3.85 x 3.82)

light and power, window looking into the rear garden, door to side, opening to:

Garage

21'0" x 10'3" (6.41 x 3.14)

light and power, sliding door to front

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1455 sq.ft. (135.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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