

**For Sale**

**Newton House, Scarisbrick New Road, PR8 6QE**



**Offers in Region of £124,999 -  
Sold Subject to Contract**

## **2 bedroom Apartment**

- ✓ **Superb '2' Bedroom Apartment**
- ✓ **Convenient Setting & Location**
- ✓ **uPVC Double Glazed & G/C Heating**
- ✓ **Viewing Highly Recommended**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Communal Rear Garden**
- ✓ **Private Rear Garage**
- ✓ **EPC Rating Band C**



## Description

Looking for great living space in a prime location? Look no further than this superb two-bedroom apartment on Scarisbrick New Road, Southport. Situated just a stone's throw from the town centre, this first-floor property offers easy access to all the shops, restaurants, and amenities that Southport has to offer, including fantastic travel links.

Being sold with no onward sales chain delay this apartment briefly comprises of: spacious lounge/diner, a well-equipped kitchen, two double bedrooms, and a family bathroom. There is also an L-shaped entrance hallway with two handy storage cupboards, providing plenty of space for all your belongings. This apartment is the perfect choice for anyone looking to create a stylish and comfortable home in a convenient location.

The front exterior boasts parking for visitors, manicured lawns and established borders. A tarmac drive leads down the side of the apartment building to the rear, beautifully landscaped, communal gardens. In addition to the stunning gardens, this apartment also comes with the added benefit of a private garage, providing secure and convenient parking for your vehicle.

This property has everything you need to enjoy a comfortable and carefree lifestyle in the heart of Southport. Don't miss out - book your viewing today and experience the very best in apartment living, call Bailey Estates on 01704 564163.

## Location

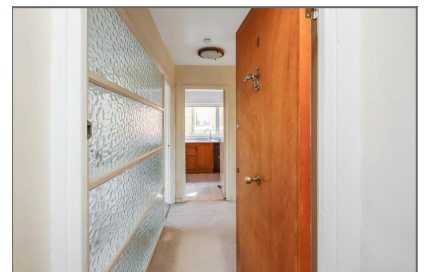
Leave Bailey Estates Birkdale office and head south on Liverpool Road turning left into Eastbourne Road. Continue along for approximately one mile until you arrive at the main intersection with Scarisbrick New Road. Turn left here and travel down for approximately 400 yards just before you arrive at Sefton Street on the left. The apartment building will be easily identified by a Bailey Estates 'FOR SALE' board.

## Ground Floor

**Entrance Hallway - 10' 10" x 8' 11" (3.32m x 2.73m)** (Maximum Dimensions) A bright and inviting 'L' shaped entrance hallway with an entry phone system and a convenient storage cupboard (1.29mtr x 0.23mtr), which houses the consumer panels within. To the front aspect there is four patterned glazed inserts presented within the wall. Central ceiling light.

**Storage Cupboard - 2' 10" x 1' 8" (0.88m x 0.52m)** A separate and convenient storage cupboard located via the entrance hallway which houses the GCH boiler within. Also provides ample space within.

**Reception Lounge/Diner - 17' 3" x 14' 0" (5.27m x 4.29m)** A spacious reception





lounge/diner with a large uPVC window to the front aspect which provides unrestricted views of the front garden and a panelled radiator presented below. To the side aspect there is an electric fire with a wooden surround and presented on a marble hearth. Coving fitted to the high perimeter and twin ceiling lights. A glazed door to the rear aspect with a glazed panel wall opens through into the hallway.

**Kitchen - 8' 10" x 8' 3" (2.71m x 2.54m)** A fitted kitchen with a uPVC window to the side aspect and there is a good selection of base and eye level units with an additional upright larder unit. There are space and services in place for an upright fridge freezer and a washing machine. A sink with drainer and integrated appliances are comprising of an electric four-ring hob with an Indesit cooker fitted below. Vinyl flooring laid throughout and partially tiled walls.



**Rear Bedroom 1 - 10' 5" x 8' 11" (3.18m x 2.74m)** A great size rear double bedroom with uPVC window to the rear aspect which provides unrestricted views of the manicured rear garden. There is a panelled radiator presented below. The bedroom benefits from fitted contemporary wardrobes and side tables providing ample storage space. Central ceiling light.



**Rear Bedroom 2 - 15' 0" x 8' 0" (4.59m x 2.44m)** A light and bright second double bedroom with a uPVC window to the rear aspect providing unrestricted views of the garden and a panelled radiator presented below. There is a great selection of fitted wardrobes providing ample storage space within. Light fitted to ceiling.

**Bathroom - 6' 8" x 5' 7" (2.05m x 1.72m)** A good size bathroom with vinyl flooring laid throughout and fully tiled walls. Panelled radiator presented to the rear aspect. The suite is comprising of a fitted bath with electric shower overhead and folding glass shower screen, wash basin mounted over a vanity storage unit and low level flush WC. The bathroom benefits from a great selection of storage cupboards providing ample space within and additional lighting fitted above. Light fitted to the ceiling.



## Exterior

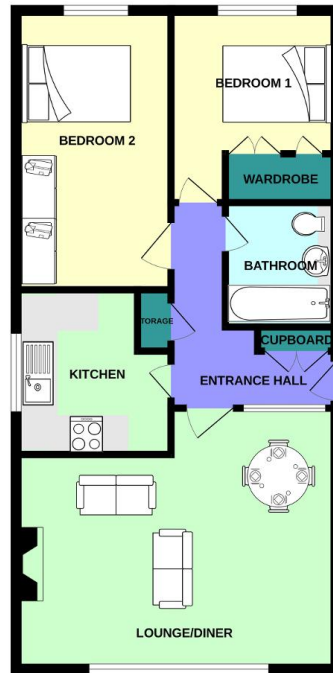
**Front Exterior** - To the immediate front of the property there is a tarmac driveway providing ample parking to visitors and leads down the side of the property to the rear exterior. There are three separate areas of grass laid to lawn with borders filled with established plants and shrubs within, and to the front aspect with a mature cherry blossom planted within.

**Rear Exterior** - The rear garden benefits from a manicured grass laid to lawn and a tarmac driveway which leads up to the far rear aspect and to the brick-built garages, with one being for this property. The garden benefits from borders to the perimeter filled with an abundance of shrubs and trees within.



## Floorplans

GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA - 611 sq.ft. (56.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan 15/02/21

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax Banding - C  
Local Authority - Sefton Council

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.