



# Scarisbrick New Road

Southport, PR8 6QF

**£995,000**

Flexi-Agent are proud to present this fantastic eight double bedroom detached house plus one bedroom self contained flat to the open market. Centrally located on one of Southport's most highly sought after residential roads, it is within walking distance to local schools, shops, amenities and Southport town centre. Available for purchase with NO ONWARDS CHAIN.

Spanning over four floors at Circa 5180 square feet this Grade Two Listed building was once the Vicarage for the neighbouring church and has retained many of its original features and has fantastic potential to be a stunning family home.

The property briefly comprises: Spacious entrance hallway, three large reception rooms, a modern kitchen, downstairs WC and Utility room. There is access to the adjoining one bedroom self contained flat from one of the reception rooms. The flat comprises of one bedroom, bathroom a spacious living room and a double bedroom.

To the first floor five double bedrooms one with ensuite and a family bathroom. Further stairs lead to the second floor which consists of a further three bedrooms and an ensuite, there is also access to ample under eaves storage.

The property also benefits from a large cellar with power.

Externally the property benefits from a very large driveway, detached garage, two smaller courtyard areas with stone built

- Eight double bedroom, Detached house, circa 5180 sqft
- NO ONWARDS CHAIN
- Modern kitchen and utility room
- Three reception rooms
- Downstairs WC and four other bathrooms
- Self contained flat within the property
- Cellar with power
- Two smaller courtyards with stone built outbuildings and a very large sun catching rear garden
- Very large driveway and a detached garage
- Viewings available upon request

## Viewing

Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



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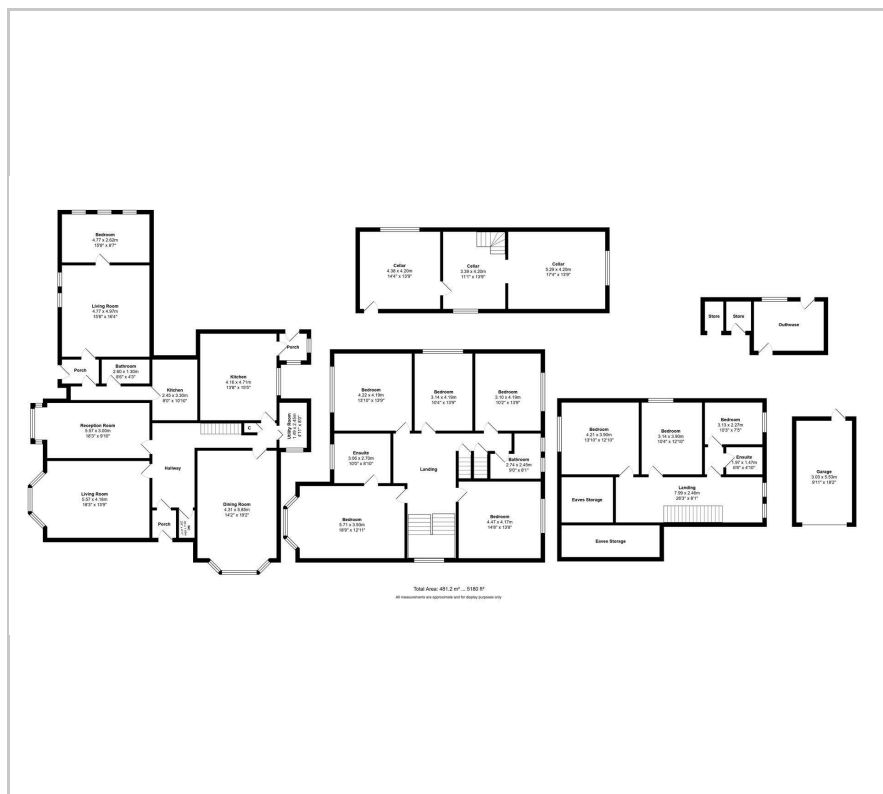
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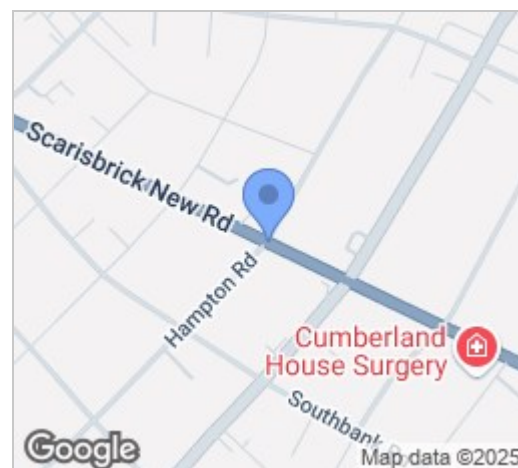
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## Floor Plan




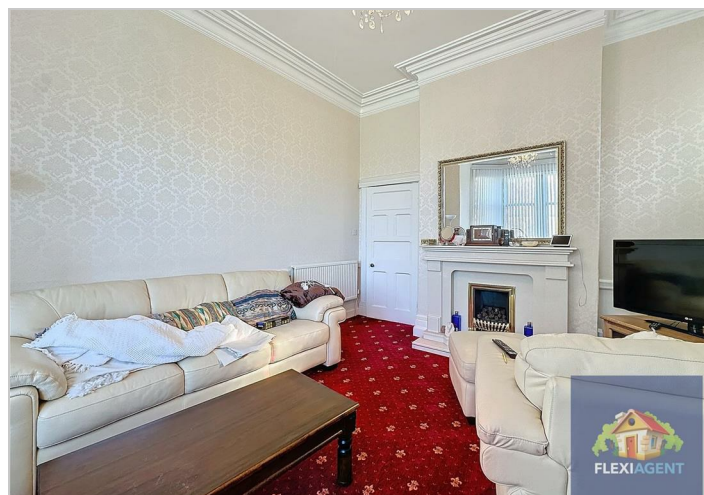
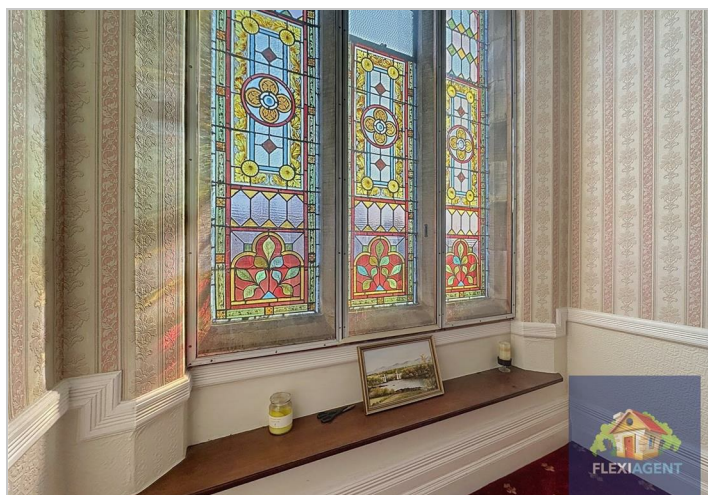
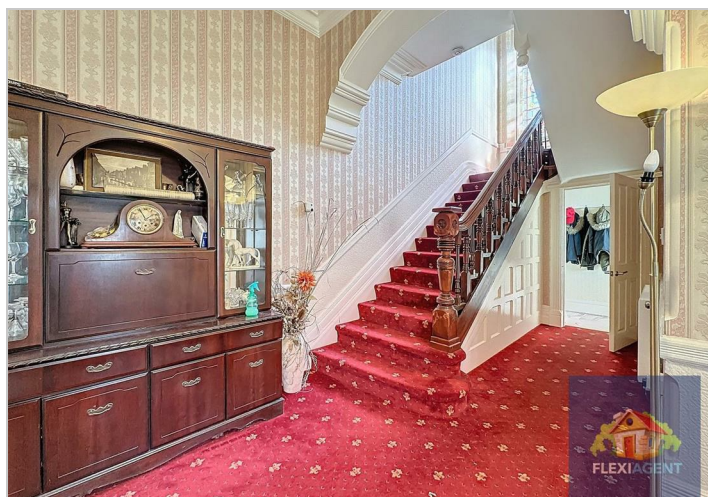
## Area Map



### Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2006/18/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

18-20 Coronation Walk, Southport, Merseyside, PR8 1RE  
01704 889455 [lettings@flexi-agent.co.uk](mailto:lettings@flexi-agent.co.uk) <https://www.flexi-agent.co.uk>