



**McGUIRE**  
ESTATE AGENTS

2 Bed Flat

**£88,950**



## Scarisbrick New Road Southport, PR8 6QR

This property is ideal for those looking for a modernisation project. The first floor property comprises of two double bedrooms, fitted kitchen and a lounge overlooking the front. It also benefits from gas central heating and double glazing and own garage to the rear. Council tax band B

## Key Features

Ideal for a modernisation Project

Great Location close to major routes

Own parking and garage

## Ground Floor

**Entrance Hall** - 'L' Shaped entrance hallway. Cupboard housing electric meter. Broom cupboard. Central heating radiator.

**Kitchen** - 9' 1" x 7' 10" (2.79m x 2.4m) Range of fitted wall mounted and base units. Electric oven. Gas hob. Extractor hood. Plumbing for washing machine. Double glazed window overlooking rear aspect. Partial tiling to walls. Central heating radiator.

**Lounge** - 16' 0" x 10' 3" (4.88m x 3.14m) Double glazed window overlooking front aspect. Television point. Central heating radiator.

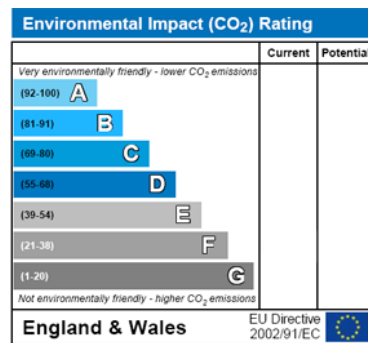
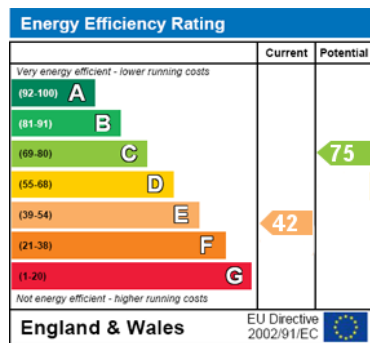
**Master Bedroom** - 11' 10" x 10' 2" (3.62m x 3.1m) Double glazed window overlooking rear aspect. Television point. Central heating radiator.

**Bedroom Two** - 9' 3" x 8' 9" (2.82m x 2.67m) Double glazed bay window overlooking front aspect. Television point. Central heating radiator.

**Bathroom** - 3 piece bathroom suite

**Outside** - Communal garden area to front of property. Driveway giving access to the rear communal area and garages.

## Energy Efficiency and Environmental Impact



## Additional Information

Front door giving access to the property. Seperate door giving access to the rear.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.