



Brook House, 49 Leyland Road, Southport, Merseyside PR9 9JG

Asking Price £550,000

BERKELEY SHAW are delighted to bring to market "BROOK HOUSE" this exceptional 6 BED DETACHED property which ticks all of the boxes for a FAMILY buying their forever home.

Located close to the heart of Southport, and within walking distance of the town centre, beach, amenities and all leisure attractions, this property is a must see for those in a position to buy such an EXECUTIVE CLASS property.

The property boasts several floors including, basement, ground, 1st and 2nd floors, driveway, a detached garage and impressive grounds both to the front and rear of the property.

This is a must see for those who are up-sizing and looking for that dream home.

Call Berkeley Shaw on 01704651000 to request a video tour and make a viewing.



Basement

Foyer

16'0" x 6'10" (4.9 x 2.1)

Study

13'5" x 11'5" (4.1 x 3.5)

UPVC Double Glazed Window, Radiator

Pantry

7'6" x 6'10" (2.3 x 2.1)

Assortment of units and shelving

Storage Room

Laundry/Utility Room

14'1" x 12'9" (4.3 x 3.9)

Window, Combi Boiler, Water Tank, Plumbing for Washing Machine

Porch

6'10" x 4'3" (2.1 x 1.3)

UPVC Double Glazed Window and Doors, Tiled floor

Ground Floor

Timber floors throughout

Entrance Hall

18'4" x 7'2" (5.6 x 2.2)

Timber floor, lead lined windows, alarm, 2 x radiators

Front Reception (Left)

18'8" x 15'8" (5.7 x 4.8)

UPVC Double Glazed Bay Window, Slate effect Fire Surround,

Front Reception (Right)

17'4" x 15'1" (5.3 x 4.6)

UPVC Double Glazed Windows, Radiator

Rear Reception (Snug)

14'1" x 12'9" (4.3 x 3.9)

UPVC Double Glazed Patio Doors to decking, Timber and Tiled Fire Surround, Radiator

Kitchen Diner

25'3" x 14'5" (7.7 x 4.4)

Assortment of Wall and Base Units, Breakfast bar, Gas Range Cooker and oven, Extractor Hood, Basin, with mixer tap, 2 x Radiators, UPVC Door to rear, 2 x UPVC Double Glazed Window

WC

5'6" x 4'7" (1.7 x 1.4)

Low Level WC, Pedestal Wash basin, Storage, UPVC Double Glazed Window

1st Floor-Landing

Including Half Landing and Feature UPVC Double Glazed Window, Radiator on Full Landing, storage cupboard.

Bedroom 1 (Rear)

14'5" x 12'9" (4.4 x 3.9)

UPVC Double Glazed Window, Feature Fire Place with wrought iron and timber surround, Built in wardrobe, Radiator

Bedroom 2 (Front)

16'0" x 14'9" (4.9 x 4.5)

UPVC Double Glazed Window, Feature Fire Place with wrought iron and timber surround, Radiator

Bedroom 3

16'8" x 15'5" (5.1 x 4.7)

UPVC Double Glazed Window, Built in wardrobe, radiator,

En suite

12'5" x 6'10" (3.8 x 2.1)

Tiled floor, Shower cubicle, Low Level WC, Basin, radiator

Bedroom 4 (Rear)

14'1" x 12'9" (4.3 x 3.9)

UPVC Double Glazed Window, Radiator, Built in wardrobe,

Family Bathroom

11'9" x 7'10" (3.6 x 2.4)

UPVC Double Glazed Window, Shower Cubicle, Bath, partly tiled, storage cupboard

WC

6'10" x 3'7" (2.1 x 1.1)

Low Level WC, Radiator

2nd Floor-Landing

13'9" x 6'10" (4.2 x 2.1)

Shelving, skylight,

Bathroom

11'9" x 7'10" (3.6 x 2.4)

Vinyl floor, Shower over Bath, Pedestal Wash Basin, Low Level WC, Velux Window, Storage on the eaves

Bedroom 5 (rear)

14'5" x 13'1" (4.4 x 4)

UPVC Double Glazed Window, Radiator

Bedroom 6 (front)

15'8" x 14'9" (4.8 x 4.5)

UPVC Double Glazed Window, Built in Wardrobe, Radiator

Kitchenette

9'2" x 6'10" (2.8 x 2.1)

Assortment of wall and base units, UPVC Double Glazed Window,

Garage (Rear)

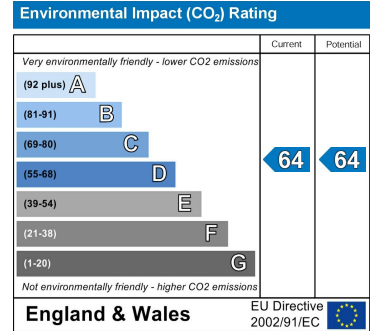
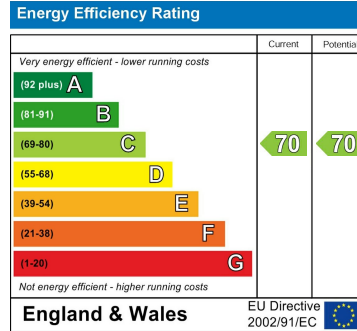
Electrical supply, currently used as games room

External (Front)

To the front, the gardens are laid to lawn with island effect landscaping, driveway for at least 2 cars.

External (Rear)

Entertainment area, water feature/pond, timber gazebo, Decking area, BBQ area, play area (for trampoline, slide and swings)Lawn throughout the extensive grounds.



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of built features, rooms and any other items are approximate and the 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 purchase. The services, systems and appliances shown here are not tested and no guarantee as to their operation or efficiency can be given. Made with MyEnergy.co.uk

