



Arbour Street, Southport, PR8



£280,000

- NO ONWARD CHAIN
- Double Fronted
- Semi-Detached Property
- Open Plan Living Space
- 3 Double Bedrooms
- Front & Rear Gardens
- Freehold
- EPC rating D



Presenting a beautiful, double-fronted, semi-detached home. Located in the Heart of Southport Town Centre and welcomed to the market with NO ONWARD CHAIN.

The home offers three spacious reception rooms, each with its own unique charm. The first reception room is separate from the rest and features a log burner fireplace, offering a private and serene environment to unwind in. The second reception room boasts an open-plan layout and is again complemented with a log burner fireplace, making it ideal for both family entertaining and evening dinners. Further enhancing the properties appeal is the modern kitchen with the inclusion of a breakfast bar island, making it a hub for family interaction and entertainment. The kitchen opens into impressive orangery which has bi-folding doors to the rear garden creating a perfect blend of indoor and outdoor living.

The ground floor also benefits from a shower room, utility area, pantry and boot room.

Whilst the first floor boasts 3 double bedrooms all with big windows allowing amples of naturel light. The bedrooms are all serviced by a generously sized family bathroom which if finished with a 3-piece white suite.

Externally, the garden is another notable feature of this beautiful home. Complete with a patio seating area, perfect for those summer gatherings. What sets this home apart is the garden office, which is fully equipped with power and lighting, a rare find that offers a peaceful work from home environment. There is also an original brick outbuilding which has been split into an outdoor WC and garden storage. The front is naturally private with high hedges and established borders, however, could be cut back to create a driveway and off-road parking.

In conclusion this property is ideal for families looking for a spacious home which is situated in a prime location. Viewing is highly recommended to appreciate all this beautiful and unique home has to offer.



Entrance Hall

Entering a galleried entrance hall via an original style front door with glazed side panels.

Living Room

Separate from the rest and featuring a log burner fireplace and bay window to the front aspect.

Kitchen/Diner

The modern kitchen is finished with a range of cabinets and has the inclusion of a breakfast bar island, making it a hub for family interaction and entertainment. Integrated appliances include a height level double oven, gas hob and extractor; whilst plumbing and space is available for an American style fridge/freezer.

Orangery

The kitchen opens into an impressive orangery which has bi-folding doors to the rear garden creating a perfect blend of indoor and outdoor living.

Boot/ Mud Room

Conveniently located with a door to the rear garden and a door leading to the utility space complete with space and plumbing for washing machine and tumble dryer.

Shower Room

Leading from utility space with a window to the side aspect. Suite comprising a walk-in shower, pedestal sink and WC.

Stairs & Landing

1/4 turn staircase leading to a generously sized landing with doors to all rooms.

Bedroom One

Twin windows to the front aspect allowing ample natural light.

Bedroom Two

Window to the front aspect and ample space for a range of freestanding bedroom furniture.

Bedroom Three

Currently used as an office/art space however still to a generous size.

Family Bathroom

Window to the rear aspect. Suite comprising a bath with shower over, pedestal sink and WC. Part tiled.

External

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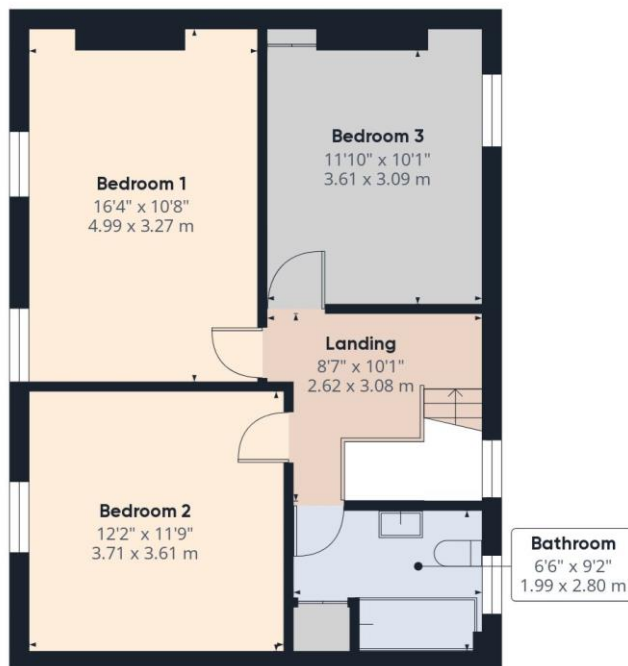
Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Floor 0 Building 1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

northwood

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