



**23 Argameols Close, Southport, PR8 6LH**  
**‘Offers Over’ £230,000**  
**‘Subject to Contract’**

A unique semi-detached family house offering extended family living accommodation, immaculate in presentation throughout! Internally the property is accessed via a large front facing conservatory which leads to a generous reception hallway with Wc. The rear lounge/diner opens via dual double door access to a living, dining conservatory, perfect for entertaining whilst providing a delightful aspect to the well tended rear gardens. The main kitchen is located to the front of the property. To the first floor there are three bedrooms and a modern style bathroom with Wc. Off road parking is available to front with the rear garden being a definite feature of the property! The property is situated to the head of a residential cul de sac particularly convenient for a wide number of facilities including excellent commuter links, a number of nearby Superstores including the new Sainsburys and convenient access to the local Schools including Meols Cop High School.



### Front Conservatory

Upvc double double doors and windows open to front facing conservatory with attractive composite inner door and separate portal style Upvc double glazed window leading to...

### Entrance Hall

Turn staircase leads to first floor with handrail, spindles and newel post. Glazed window and door leads to rear lounge/ diner and further door leads to useful under stairs storage cupboard. Door leads to...

### WC - 0.89m x 1.5m (2'11" x 4'11")

Upvc double glazed portal style window to front facing conservatory, low level Wc and corner wash hand basin with tiled splash back. Part wall tiling.

### Kitchen - 2.39m x 3.02m (7'10" x 9'11")

Upvc double glazed window to front of property, modern kitchen with a range of built in cream shaker style base units including cupboards and drawers, wall and glazed china cupboards incorporating plate rack and shelving. Working surfaces include single bowl sink unit with mixer tap and drainer. Appliances comprise of electric single oven with four ring gas hob and concealed extractor hood above. Plumbing is available for washing machine and dishwasher and further space for free standing fridge freezer. Tiled flooring.

### Rear Lounge - 4.65m x 5.89m (15'3" reducing to 9'7" x 19'4" overall measurements)

Attractive stone effect fireplace to chimney breast and twin set Upvc double glazed double doors provide open plan access leading to....

### Living Dining Conservatory - 3m x 4.85m (9'10" x 15'11" overall measurements)

Upvc double glazed double doors and windows lead to enclosed garden at the rear. Tiled flooring with under floor heating and wall mounted thermostat. Overhead air con unit to one wall.

### First Floor Landing

Useful built in linen cupboard houses central heated boiler system. Upvc double glazed side window and loft access.

### Bedroom 1 - 3.25m x 3.15m (10'8" x 10'4")

Upvc double glazed window.

### Bedroom 2 - 3.86m x 3.12m (12'8" x 10'3" into recess)

Upvc double glazed window.

### Bedroom 3 - 2.95m x 2.72m (9'8" x 8'11")

Upvc double glazed window to rear.

### Family Bathroom/ Wc - 1.83m x 2.67m (6'0" x 8'9")

Opaque Upvc double glazed window with three-piece modern white suite comprising of low-level Wc, vanity wash hand basin and P shaped panelled bath with glazed curved shower screen, mixer tap, handheld shower attachment and separate electric shower. Tiled walls and flooring including ladder style chrome heated towel rail.

### Outside

The property occupies the head of a secluded cul de sac with mature gardens to both front and rear. Block paved driveway access provides off road parking to front with well manicured lawn and established borders well stocked with a variety of plants, shrubs and trees. Wrought iron gated block paved access leads via side of property to a garage at the rear and accesses the enclosed rear garden. In the opinion of the Estate Agents the rear garden is a particular feature of the property, well screened and not directly overlooked comprising of a variety of plants, shrubs, trees, well stocked borders and secluded separate patio area with druid circle.

### Council Tax

Sefton MBC band C

### Tenure

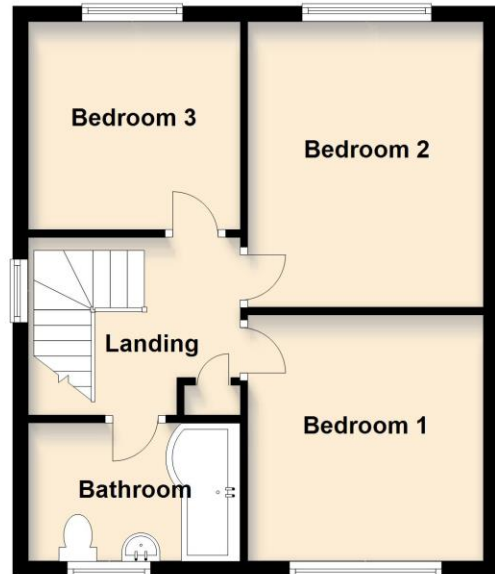
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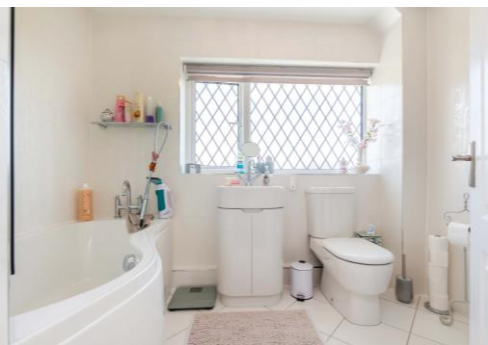
### Ground Floor



### First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.



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