



2c, Argyle Road, Southport, PR9 9LH

£595,000

*David
Davies* *Collection*



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- EPC:B - Extremely Energy Efficient With Low Heating Bills
- Council Tax Band: F
- Tenure
- NO CHAIN
- Semi Detached Property Set Over Four Floors
- Open Plan Kitchen/Living Area
- Games Room, Cinema Room And Office/Study
- Five Bedrooms And Three En-Suites
- Jack & Jill Bathrooms
- Private Gated Driveway

David Davies Sales & Lettings Agent are delighted to welcome to the sales market this immaculately presented five bedroomed semi-detached property on Argyle Road.

This new build property was built 2023 and boasts a staggering 3000 square feet over four storeys.

The property is ultra modern throughout whilst still retaining the charm and character of its surrounding area. The ground floor briefly comprises; Entrance hallway, leading to two separate reception rooms currently utilised as a home office and a cosy lounge area, large open plan kitchen with bifold doors opening up to the balcony, overlooking the stunning rear garden and allowing an abundance of natural light to flow through. The kitchen is of high-specification and has a kitchen island and separate utility room for appliances. The ground floor has stair access to the first floor and lower ground floor and is completed by the WC for convenience.

The lower ground floor offers an array of amenities designed for entertainment and relaxation. Here, you will find a cinema room, a WC and two store rooms offering practical spaces for various activities and storage needs. The highlight is undoubtedly the spacious open plan room at the rear with bifold doors, opening up and allowing you access into the rear garden. This space provides endless entertainment options such as a games room or a gym.

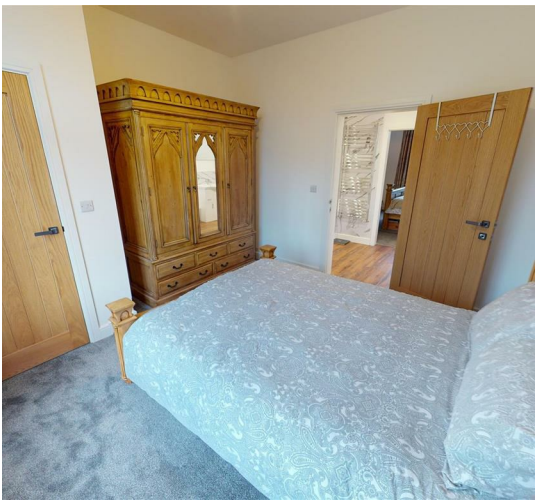
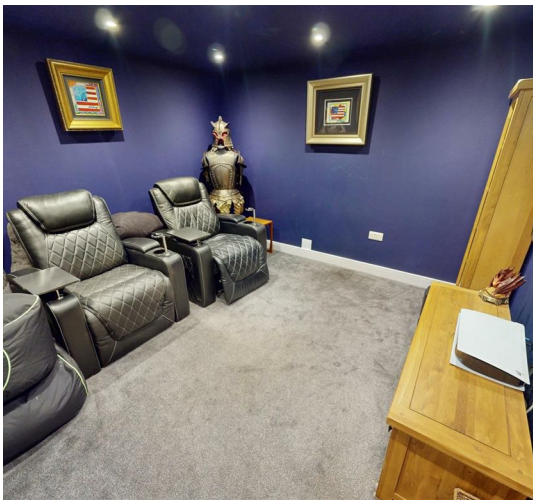
To the first floor are four generously sized bedrooms, all four having access to en-suite facilities thanks to the 'Jack & Jill' bathrooms. This level provides ample accommodation for family members or guests, ensuring their comfort and convenience.

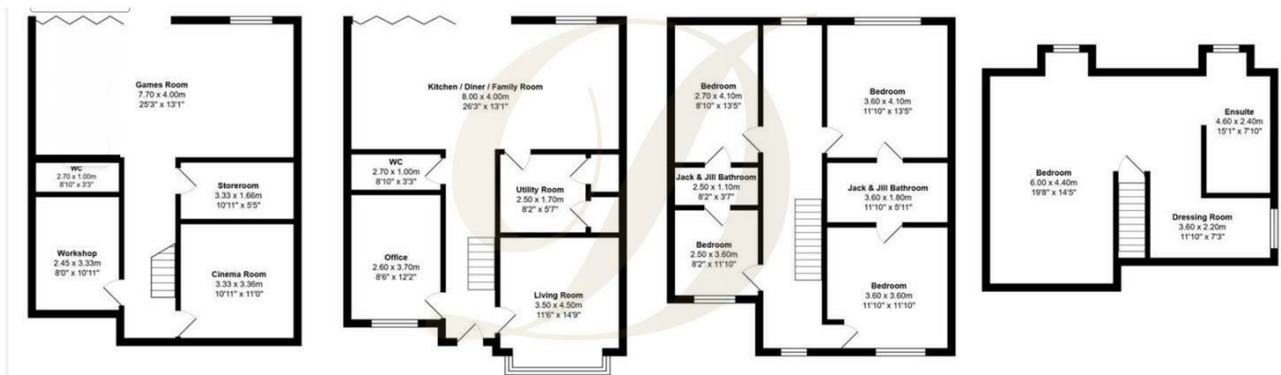
To the top floor of the property is a wonderful main bedroom that covers the whole floor. It is complete with an ensuite bathroom featuring a copper bath, walk in shower and a dressing room.

Argyle Road is within close proximity to the stunning Hesketh Park and is ideally positioned for the town centre and all local amenities.

EPC:B







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

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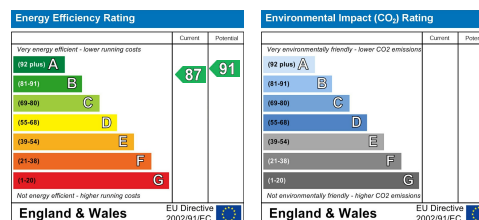
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