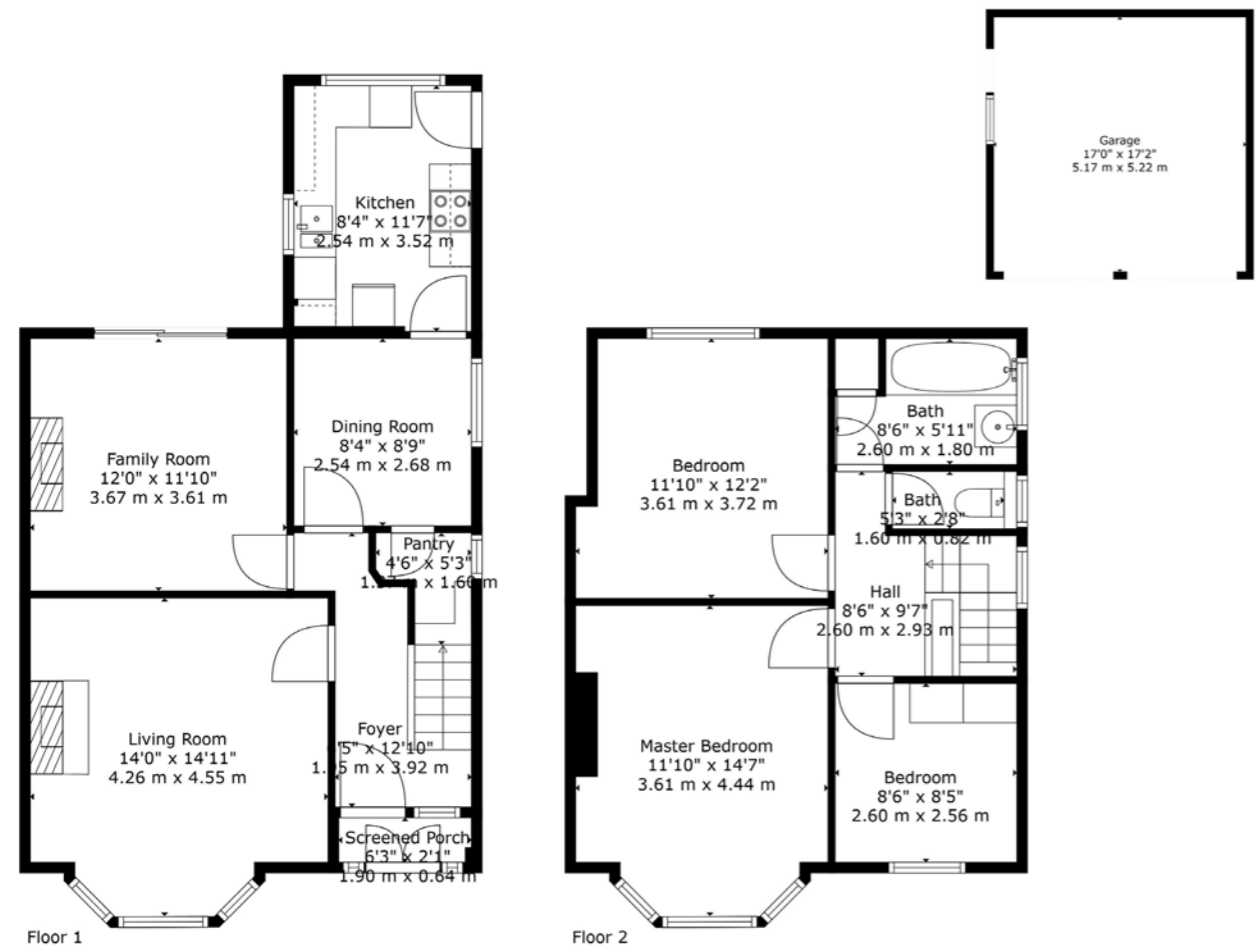




Southport: 01704 778668
Ormskirk: 01695 570102

Parbold: 01257 442789
Chorley: 01257 241173
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ESTATE AGENTS



TOTAL: 1127 sq. ft, 105 m2
FLOOR 1: 608 sq. ft, 57 m2, FLOOR 2: 519 sq. ft, 48 m2
EXCLUDED AREAS: SCREENED PORCH: 13 sq. ft, 1 m2
GARAGE: 290 sq. ft, 27 m2
Measurements Are Calculated By Cubicasa Technology, Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Leasehold
Term of Lease: 999 years from 12th February 1930
Years Remaining on Lease: 905 years
Ground Rent: £5 p.a.
Council Tax Band: C
Details Prepared: 16/05/2024

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Bankfield Lane, Southport
Asking Price £299,950



Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this beautiful three-bedroom semi-detached property, residing attractively along an established corner plot along Bankfield Lane in Churchtown, Southport.

This charming property offers an enticing blend of location and potential. Perfectly positioned within walking distance of Churchtown village and its array of amenities, as well as boasting excellent transport links, this home is ideal for families and professionals alike. Nearby reputable schools add to its appeal, as well as the idyllic Botanic Gardens which is just a stones throw away.

Approached via a private driveway, providing ample off-road parking, the property boasts three spacious reception rooms on the ground floor, two of which are adorned with feature fireplaces, high ceilings and an abundance of natural light. The fitted kitchen at the rear offers a plethora of units and integrated appliances amidst a canvas ripe for cosmetic modernisation. Upstairs, three well-proportioned bedrooms, including two doubles, await, accompanied by a tiled family bathroom and separate WC.

Outside, the generous wrap-around gardens showcase established lawns bordered by lush greenery, while the rear patio provides an inviting space for outdoor gatherings.

With gas central heating, double glazing, and a generous 1,127 square feet awaiting transformation, this property presents an exciting opportunity for those seeking to craft their ideal home. Don't miss the chance to explore its abundant potential first hand through internal inspection.





KEY FEATURES

- Beautiful Semi-Detached Home
- Three Bedrooms
- Circa 1127 Square Feet
- Three Spacious Reception Rooms
- Fitted Kitchen
- Established Corner Plot
- Generous Wrap-Around Gardens
- Driveway Parking
- Superb Location







