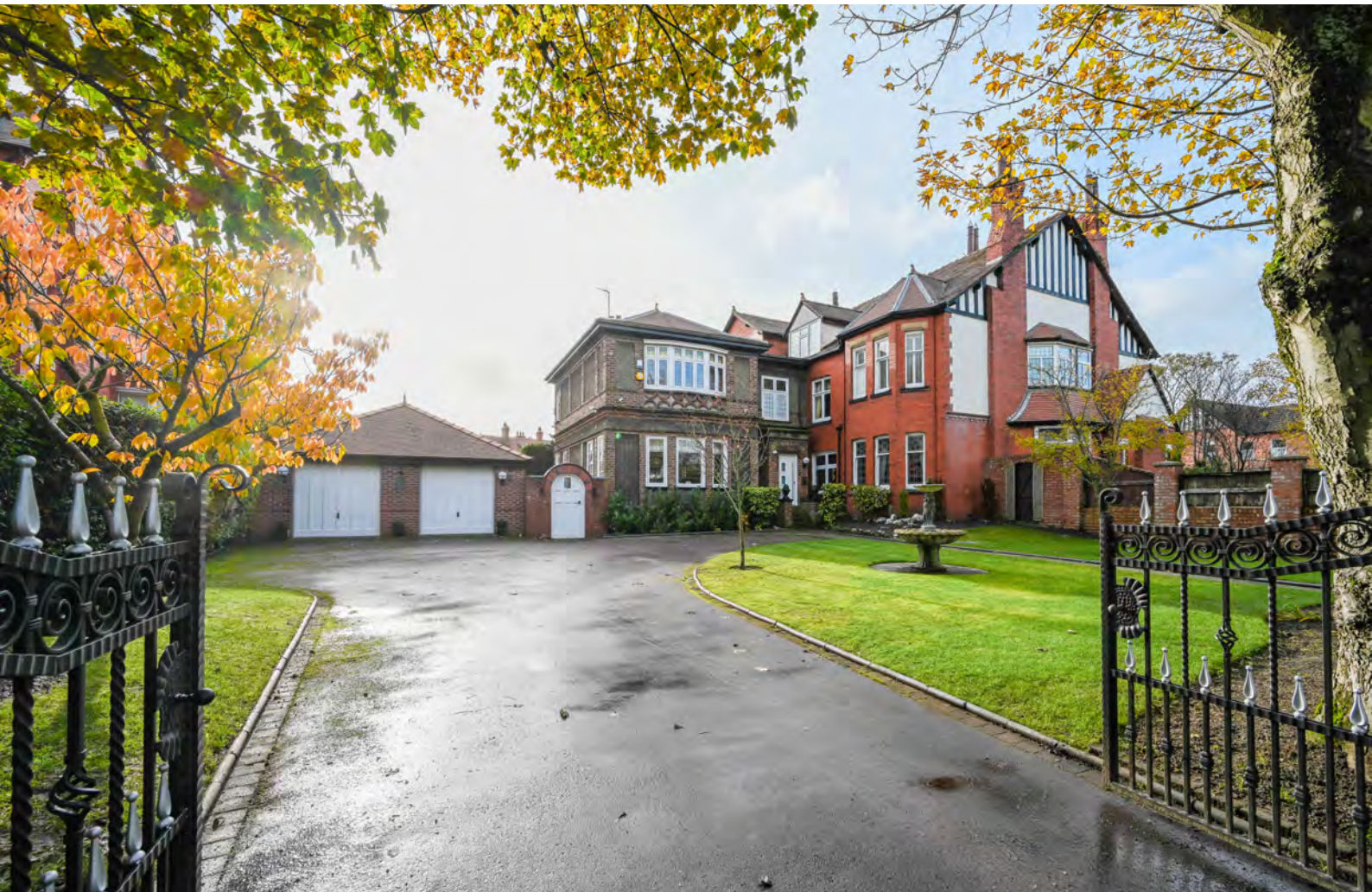
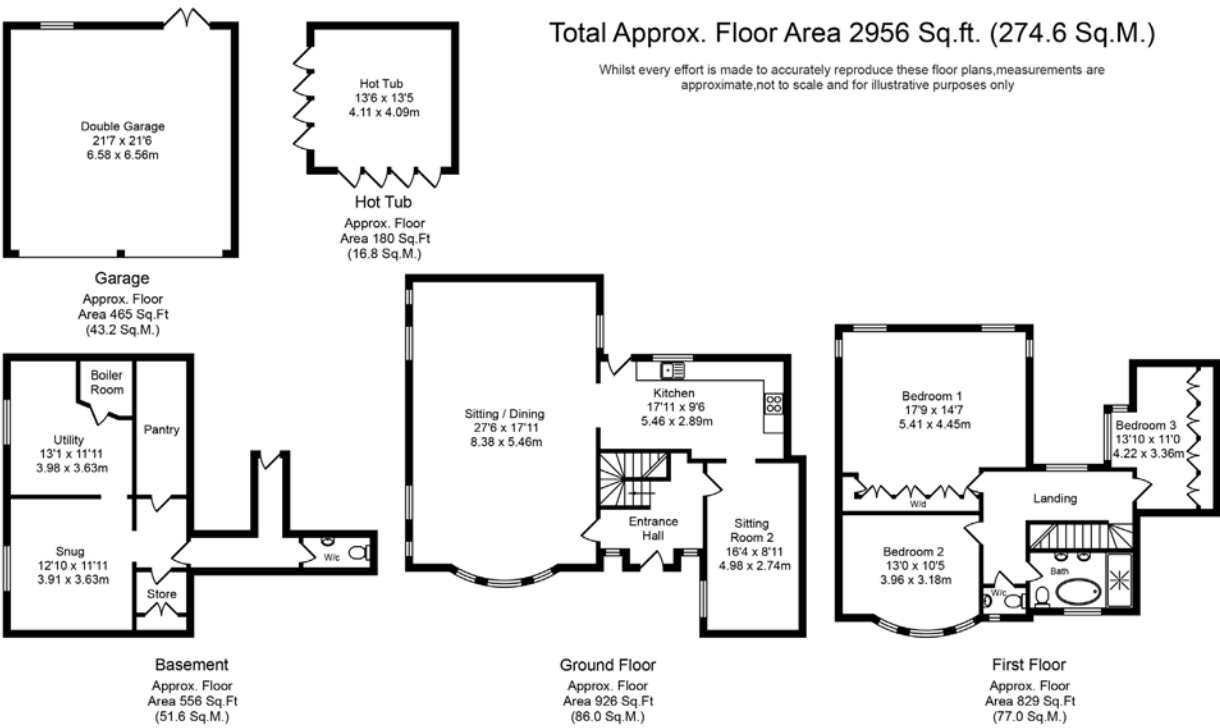




Southport: 01704 778668
Ormskirk: 01695 570102
Parbold: 01257 442789
Chorley: 01257 241173
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ARNOLD & PHILLIPS
ESTATE AGENTS



Tenure: We are advised by our client that the property is Leasehold (for further details please contact the office)
Term of Lease: 999 years from 1 January 1904
Years Remaining on Lease: 878 years
Ground Rent: Peppercorn Rent
Council Tax Band: F

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

Grosvenor Road, Southport

A&P

Situated along the sought-after Grosvenor Road in Birkdale, Southport, Arnold & Phillips are pleased to bring to market this renovated three-bedroom semi-detached property.

One of the area's most notable private residences, this characterful bay-fronted home affords tasteful contemporary decor, gorgeous fireplaces, impressive original features and intricate original detail. High quality finishes include a modern dining kitchen with integrated appliances, large detached double garage and separate timber hot tub chalet.

The present owners have built upon the already high stands within to create a perfect blend of character and contemporary features. The large dual-aspect main living room has been finished in an exacting level, with rustic painted timber beams and stunning lead-lined windows creating a bright, spacious and luxurious main living area, centred around an impressive feature fireplace.

The property affords multiple reception rooms and extends to a generous 3,037 square feet of prime living accommodation. Arranged over three levels, the basement of this unique property provides a bespoke and re-designed interior annex, providing a large sleeping area which has been beautifully decorated and flows through to an adjoining kitchen/utility room. The basement annexe provides an abundance of storage facilities as well as WC and adds a new dimension to an already strong family home.

The top floor provides three spacious double bedrooms complete with a range of integrated storage solutions and is served by a modern high-end family bathroom alongside a recently installed separate toilet with basin. The property has been sympathetically decorated in keeping with its original features. The internal features along with the superbly dressed living areas provide a vibrant and welcoming place in which to call home.

Externally, the property is located behind ornate electric security gates and exudes an extensive and refined sense of approach, with an attractive front garden laid to lawn and surrounded by established shrubs, plants and trees. There is ample off-road parking on the substantial driveway for multiple vehicles and a large, detached double garage.

To the rear of the property are beautifully landscaped gardens and stylish patio areas perfect for al-fresco dining. The desirable location certainly reflects the property's fine credentials. For those with a golfing pedigree, the Championship Golf Courses virtually on the doorstep will be sure to score highly, including the prestigious Royal Birkdale. The bustling village centre is only a short walk away, with its cosmopolitan range of shops, bars and eateries, perfect for those who enjoy an active social calendar, whilst highly respected local schools and convenient transport links ensure that the whole family are catered for within this thriving community. This property presents an opportunity to acquire a truly unique and inspiring property in the heart of one of Southport's most prestigious addresses. Internal inspection is highly advised, and early viewing will be essential to avoid disappointment.





