



Southport Road, Lydiate  
£375,000

ARNOLD  
& PHILLIPS  
ESTATE AGENTS





## Southport Road, Lydiate

Arnold and Phillips are delighted to offer for sale this beautifully presented three-bedroom detached home, set back along the well-regarded Southport Road in Lydiate. This modern family property, styled with a charming mock-Tudor frontage, occupies a desirable corner position and is perfectly placed for those seeking a balance of comfort, practicality and a convenient location. It's a home that's been carefully looked after, tastefully decorated, and laid out to suit the flow of busy family life just as easily as quieter, more relaxed routines.

Approaching the property, you'll notice the generous frontage that not only enhances its kerb appeal but also provides the benefit of off-road parking for several vehicles — something that's increasingly appreciated by modern households. The mock-Tudor detailing lends a bit of character to the exterior, while the corner plot gives the home a slightly more open feel compared to more enclosed neighbouring properties. Access is via a main front door set just off-centre, tucked beneath a modest porch area that offers a little cover from the elements as you enter.

Once inside, the hallway creates a welcoming first impression — simple, tidy, and well-maintained, with easy access to all ground-floor rooms. To the front of the house, the main lounge sits quietly off the hall, and it's a space that really has been looked after. With neutral tones, considered furnishings, and clean lines, the room is both stylish and practical. It's a comfortable size without feeling overly large, making it easy to heat and easy to furnish. There's plenty of wall space for media or display units, and it feels like the kind of room you'd genuinely want to spend time in at the end of the day. Just off the hall, a downstairs WC is neatly positioned for guests and everyday use — a sensible addition that often gets overlooked but proves its worth time and again in daily life. The rear of the property opens out into a generously proportioned kitchen, dining and family space. This open-plan area is one of the highlights of the home, designed to support everything from morning breakfast before the school run to evening meals and informal entertaining. The kitchen is fitted with a full range of wall, base and tower units in a modern style, paired with contrasting worktops that add a bit of depth to the design. There are integrated appliances already in place, reducing the need for immediate updates, and the layout has been planned to keep everything within easy reach — ideal for busy households. The dining space flows naturally off the kitchen, framed by wide patio doors that open onto the garden and allow for easy movement between inside and out.





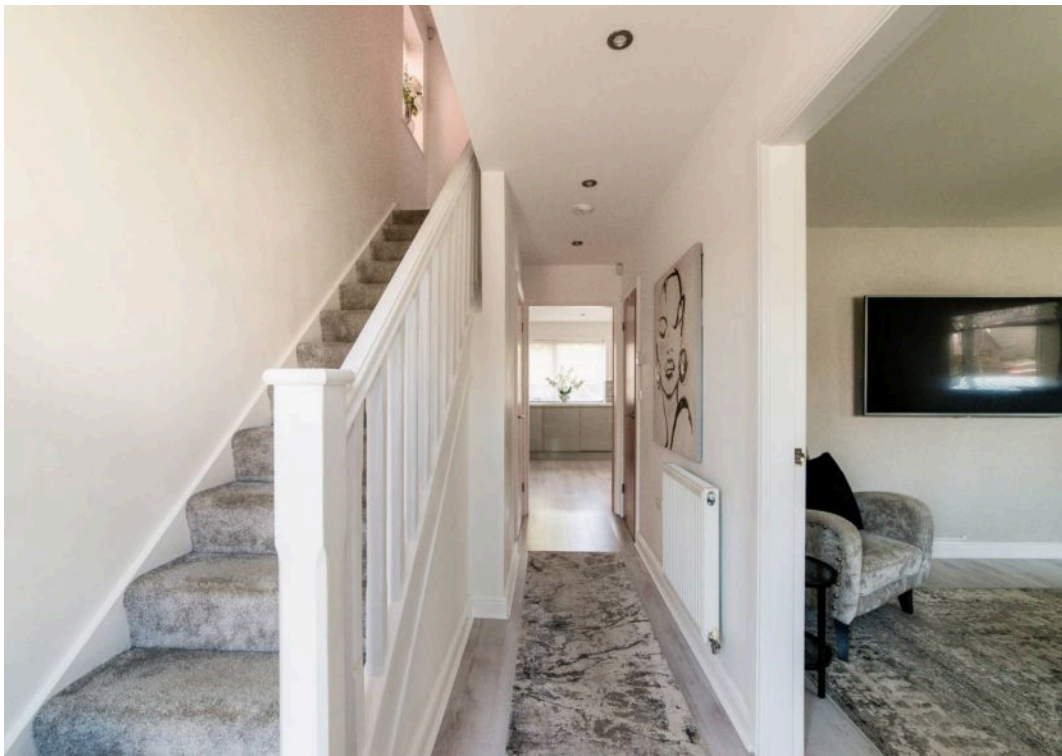


Upstairs, the home continues to impress with three well-sized bedrooms, all finished in a neutral palette that makes them feel fresh, bright and ready to move into. None of the rooms feel compromised in size, and each offers a pleasing view across the surrounding residential area. The main bedroom stands out slightly in terms of space and convenience, benefitting from integrated wardrobes which provide a practical storage solution without impacting the usable floor area. It also enjoys access to a well-finished en-suite bathroom — ideal for a bit of added privacy and a real plus point for anyone sharing the home with children or guests. The main family bathroom is easily accessed from the landing and continues the same high standard of finish seen throughout the home. Modern fittings, sensible proportions, and a clean design mean there's little that needs doing here — another element that will appeal to those seeking a home with minimal work required.

Stepping out into the garden, the space is both private and manageable. Because the property isn't directly overlooked, it provides a sense of seclusion without feeling boxed in. A paved patio area sits just beyond the patio doors, offering a spot that works well for eating outdoors or hosting on a summer evening. The central lawn is framed with timber fencing and softened by planted borders that add a bit of colour and interest through the seasons. It's a garden that offers enough space for play, planting or quiet relaxation without becoming a burden in terms of upkeep.

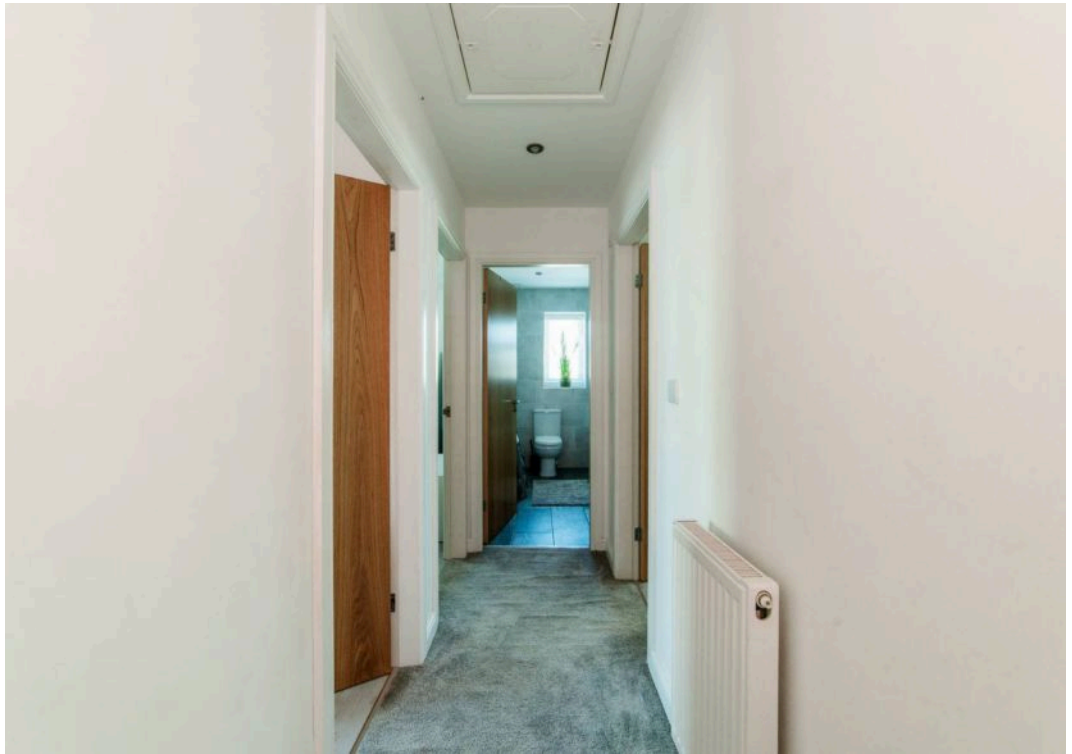
With gas central heating, full double glazing and an internal fit and finish that reflects consistent care and attention, this home is one you could comfortably settle into without the need for lengthy renovations or adjustments. It's offered with no onward chain, which adds a layer of flexibility for those looking to move quickly.



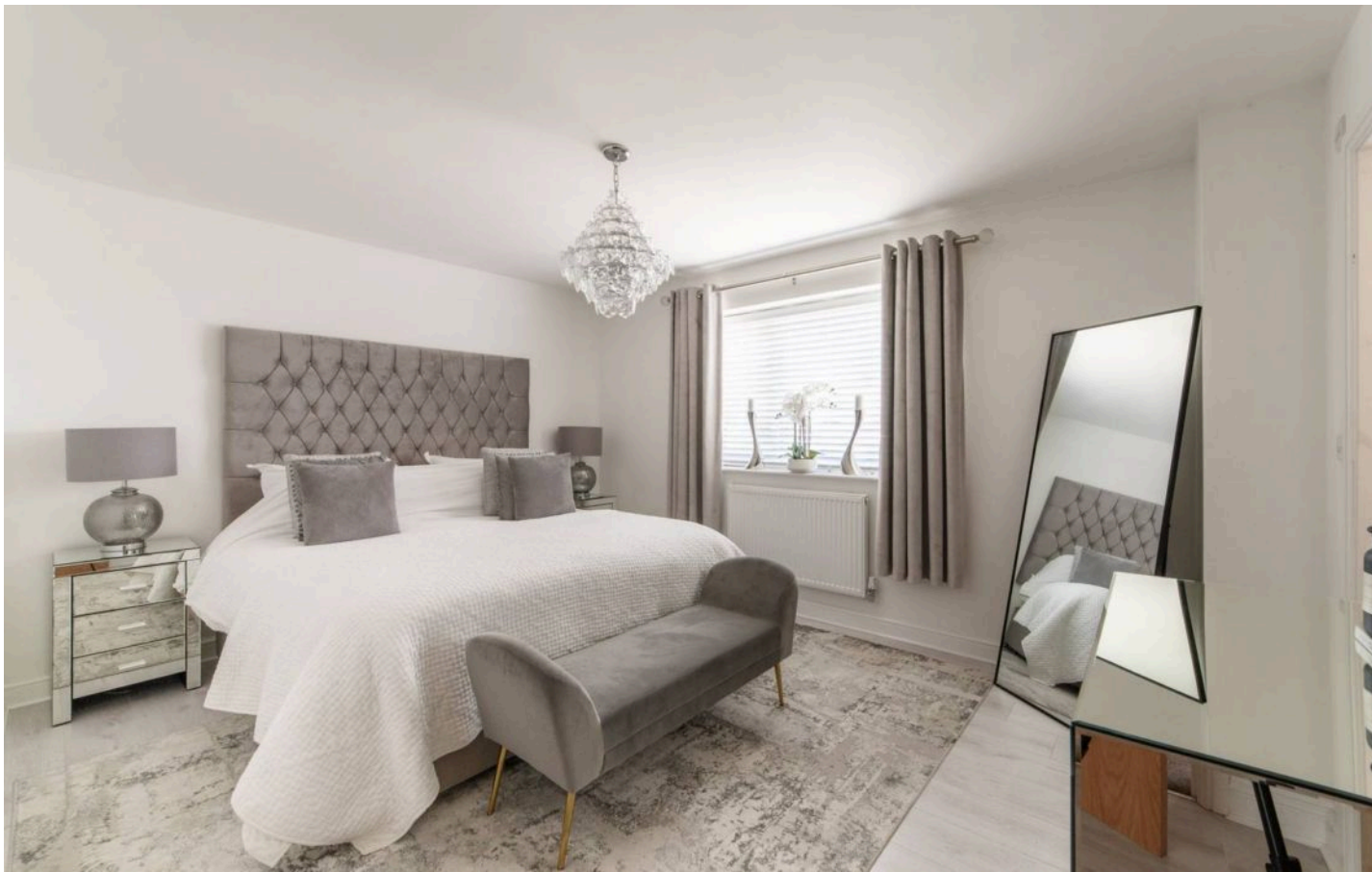












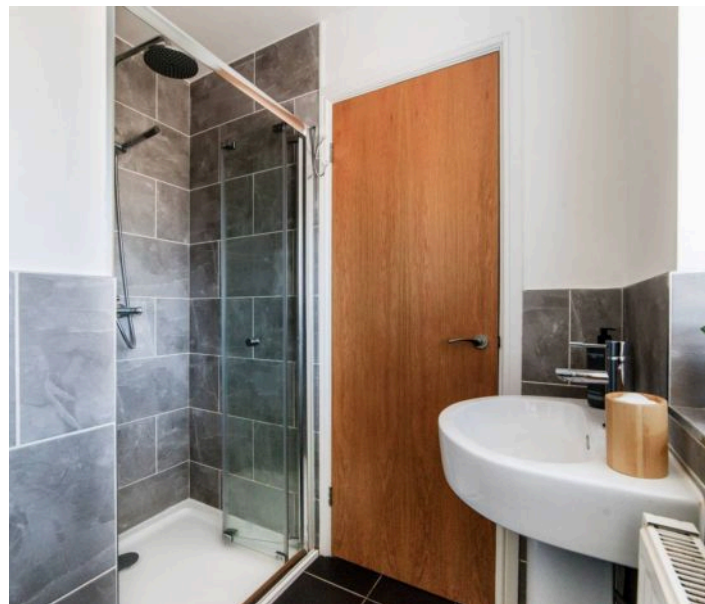
- Beautiful Detached Home
- Three Bedrooms
- Circa 1107 Square Feet
- No Onward Chain
- Modern Open-Plan Kitchen and Dining Area
- Private and Manageable Rear Garden
- Desirable Corner Plot
- Driveway Parking
- Superb Location

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









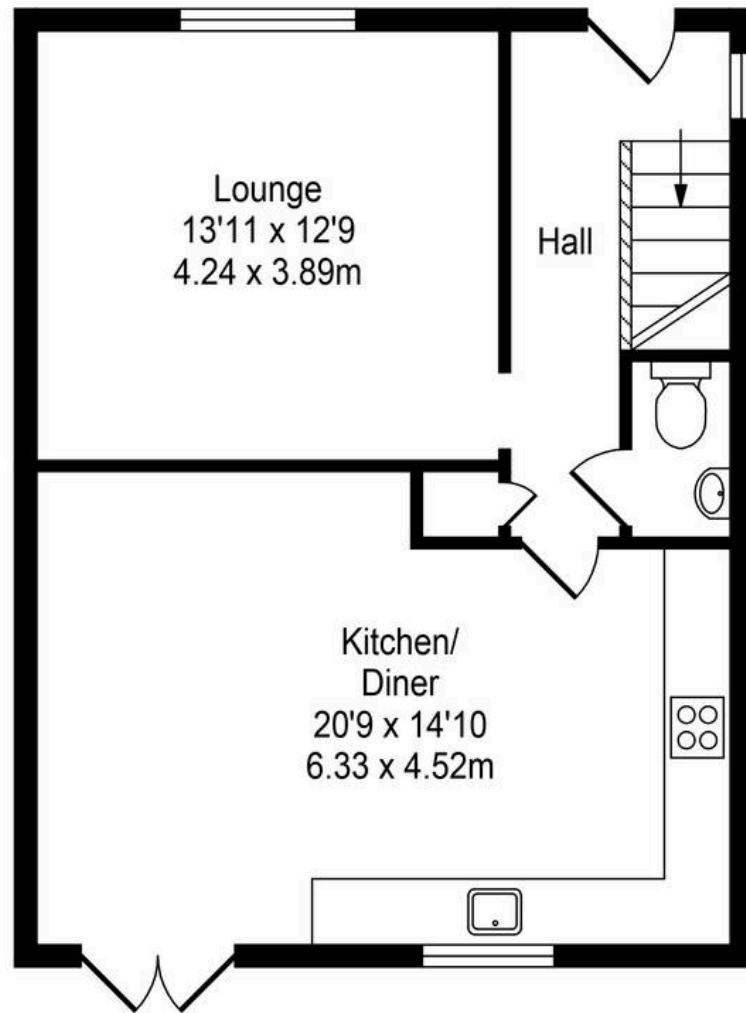




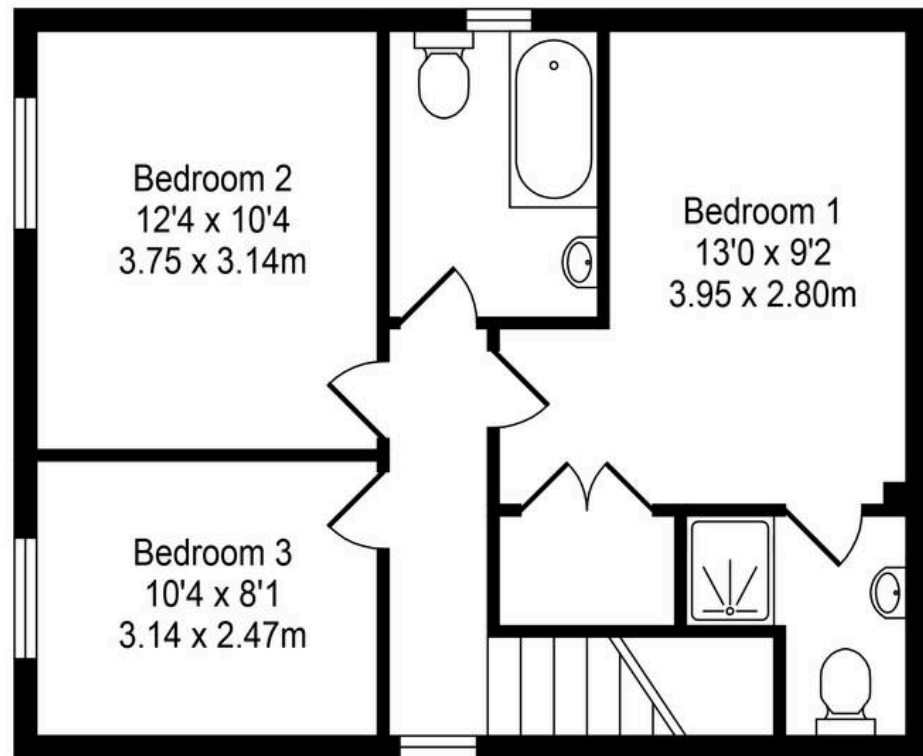
# Southport Road

Total Approx. Floor Area 1107 Sq.ft. (102.85 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor  
Area 563 Sq.Ft  
(52.29 Sq.M.)



First Floor  
Approx. Floor  
Area 544 Sq.Ft  
(50.56 Sq.M.)



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