



**Longcliffe Drive, Southport, PR8 3PR**

**£500,000**

**PRICED TO SELL NOW!!! Extended detached house with stunning living dining kitchen plus 2 further reception rooms, utility room, 4 well proportioned bedrooms plus contemporary bathroom. MUST BE VIEWED!!!**



# 16 Longcliffe Drive, Southport, PR8 3PR

We are delighted to offer for sale this extended detached house located in a popular area with access to amenities and transport links plus within catchment of 'Outstanding' and 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is an impressive living dining kitchen with quartz worktops and appliances plus a contemporary bathroom and WC shower room. Items of note include fitted wardrobes to bedrooms 1 & 2, twin French doors to the rear plus a separate utility room. there are ample sockets and media points to the property. The home is ready to move in with fitted flooring included.

To the ground floor is an entrance hall, living dining kitchen, lounge, study, utility room and WC shower. There are 4 well proportioned bedrooms plus a family bathroom off the first floor landing.

The property benefits from impressive garden areas with lawns, beds, patio and decked area plus timber summer house. There is driveway parking for a number of cars.

Tenure - Freehold  
Council Tax - Band E

The property comprises.

## GROUND FLOOR

### Entrance Hall

With laminate flooring.

### Living Dining kitchen

Having a comprehensive range of modern wall and base units with complimenting quartz worktops plus island unit. With twin ovens, microwave, warming drawer, induction hob, hood, fridge freezer and dishwasher. Amtico flooring. Twin French doors leading to rear gardens.

### Lounge

With laminate flooring.

### Study

With tiled floor.

### Utility Room

Having modern units with quartz worktops. Plumbing for washing machine and drier.

### WC Shower Room

Having contemporary white sanitary ware and heated towel radiator.

## FIRST FLOOR

### Landing

With fitted carpets.

### Bedroom 1

With fitted wardrobes and tiled flooring.

### Bedroom 2

With fitted wardrobes and laminate flooring.

### Bedroom 3

With laminate flooring.

### Bedroom 4

With fitted carpets.

### Bathroom

Having contemporary white sanitary ware with shower bath and screen, vanity basin, tiling, chrome ladder radiator and vinyl flooring.

## EXTERNAL

The property benefits from impressive garden areas with lawns, beds, patio and decked area plus timber summer house. There is driveway parking for a number of cars.





