



145 Blowick Moss Lane, Southport, PR8 5QB
£380,000

The Property Perspective

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We are delighted to offer this stunning, 4 bedroom detached property with upgraded kitchen and luxury flooring. This remarkable house is a wonderful blend of space and modern living with a touch of elegance. Downstairs you'll find a spacious lounge with a lovely bay fronted window, WC, a stylish open plan kitchen with dining/family area and even a downstairs study- which is a great for working from home! Upstairs you'll find 4 double bedrooms, the main includes an impressive en suite, This is the perfect family home!

Pavilion Gardens is an exclusive development in the upmarket, thriving seaside town of Southport. Living here you'll enjoy the surrounding countryside and being so close to the coast. You're also never too far from fabulous shops, bars and eateries. Situated 20 miles north of Liverpool and 20 miles north west of Preston you would be perfectly positioned and can take advantage of great commuter links. High regarded schools are also in close proximity.

Freehold
EPC rating B
Council Tax Band E
Management fee £121.00 PA
10 year Structural Warranty
2 year Builders Defect

GROUND FLOOR

HALL

Welcoming entrance leading to

LOUNGE 16'4" x 11'11" (max) (4.99m x 3.65m (max))

Beautiful, bright, airy lounge boasting a lovely bay fronted window. The perfect place to relax and enjoy some down time.

KITCHEN/DINING/FAMILY AREA 28'5" x 15'8" (max) (8.67m x 4.80m (max))

Stylish open plan kitchen with dining/ family area and French doors leading to the generous south west facing garden.

UTILITY 5'6" x 5'7" (1.68m x 1.72m)

Great for laundry.

WC 5'3" x 3'2" (1.61m x 0.98m)

Contemporary WC with white sanitary ware plus tiling.

STUDY 9'0" x 7'6" (2.76m x 2.29m)

Private study-ideal for working from home.

FIRST FLOOR

LANDING

Leading to

MASTER BEDROOM 12'9" x 12'5" (3.91m x 3.79m)

Beautiful master bedroom leading to

EN SUITE 7'1" x 5'10" (2.16m x 1.79m)

Contemporary en suite with white sanitary ware plus tiling.

BEDROOM 2 12'2" x 12'8" (3.72m x 3.88m)

An impressive double bedroom.

BEDROOM 4 10'11" x 10'2" (3.35m x 3.11m)

An impressive double bedroom.

BATHROOM 6'11" x 5'6" (2.12m x 1.70m)

Contemporary family bathroom with white sanitary ware plus tiling.

BEDROOM 3 10'10" x 10'8" (3.32m x 3.26m)

An impressive double bedroom.

EXTERNAL

Single garage
South West facing garden

**** PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY*

*Any incentives are subject to builders terms, conditions and price differentials*** From Developers standard range and pricing.

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