

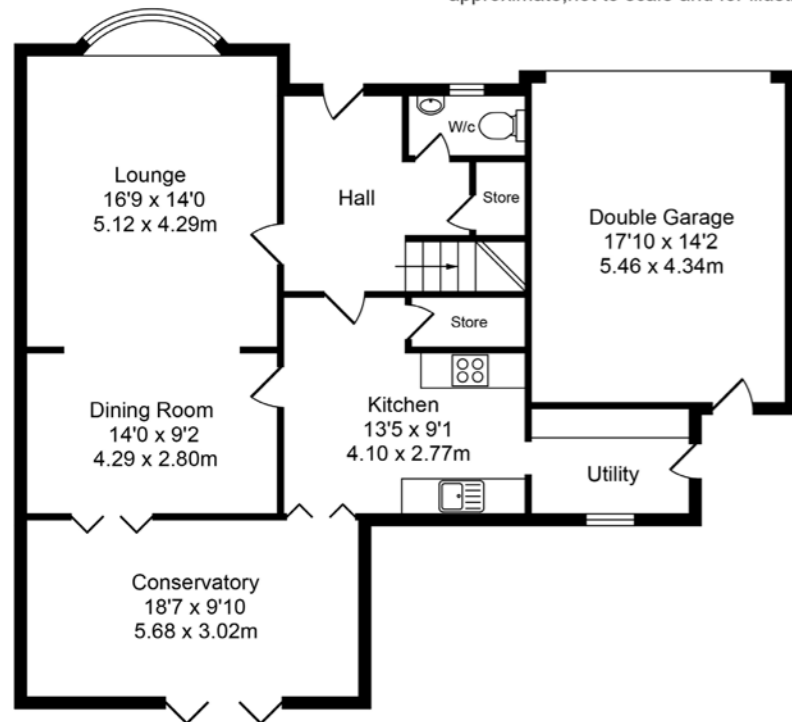


Southport: 01704 778668  
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 Chorley: 01257 241173  
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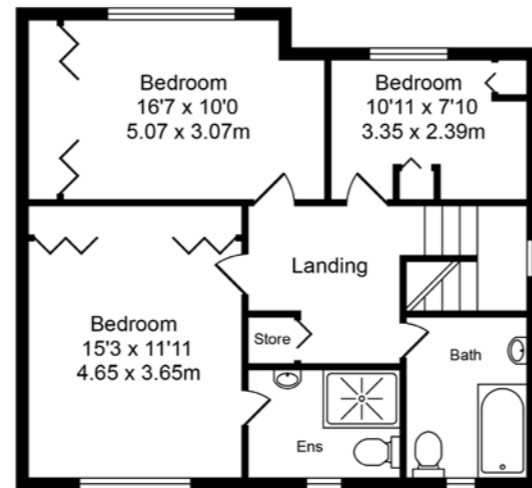
**ARNOLD & PHILLIPS**  
 ESTATE AGENTS

**Total Approx. Floor Area 1894 Sq.ft. (176.1 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 1208 Sq.Ft (112.3 Sq.M.)

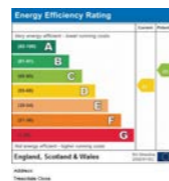


**First Floor**  
 Approx. Floor Area 686 Sq.Ft (63.8 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold  
 Years Remaining on Lease: 941 years (expires 2963)  
 Ground Rent Payable: £30 p.a.  
 Service Charge Payable: Zero Charge Payable  
 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](http://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**

**Treendale Close, Birkdale**  
**Offers in Excess of £450,000**



Arnold & Phillips are pleased to bring to market a rare opportunity to acquire this spacious three bedroom detached family home, positioned attractively within the highly regarded Treesdale Close in Birkdale, Southport.

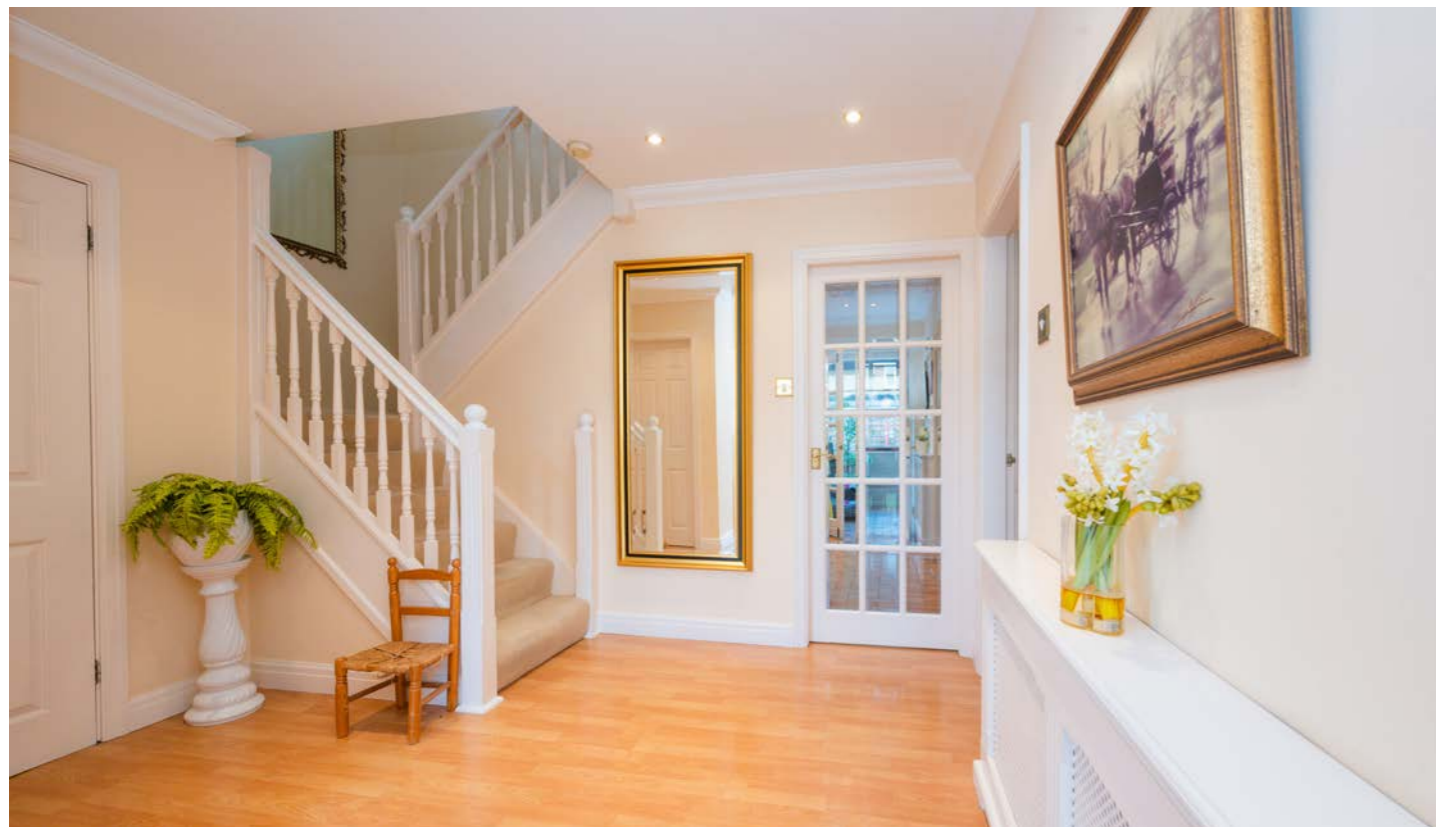
Seldom to property along Treesdale Close come to market, within this fabulous property superbly positioned and residing within close proximity to Birkdale Village with its host of nearby amenities, local restaurants and cafes and also enjoys excellent transport and commuter links facilitated via the local rail station.

Approached via a private driveway providing off-road parking for multiple vehicles along with a large double attached garage, access is granted via the main front entrance, with one received into a large and naturally lit main entrance hallway. The right side of the property enjoys a large main lounge which is centred around an ornate feature fireplace and is of super proportions, flowing through into an adjoining dining room and further still into a large garden room conservatory to the rear. Completing the ground floor accommodation is a fully fitted kitchen providing an array of wall, base and tower units, featuring a selection of integrated appliances and contrasting work-surfaces. A multi-functional utility room leads off from the kitchen and completes the ground floor accommodation.

The first floor enjoys three well-proportioned double bedrooms, all of which are neutrally decorated and enjoy an abundance of integrated wardrobes and storage facilities, with the principal bedroom benefitting from large tiled ensuite bathroom facilities. The property is well-served by a fully tiled main family bathroom providing bath with overhead shower, WC and wash hand basin.

Externally the rear of the property enjoys a large wrap-around patio terrace perfect for entertaining and dining al-fresco, along with a good-sized main lawn which resides centrally and is bordered by a selection of trees and plants.

Whilst this compelling property would benefit from a course of cosmetic modernisation, this generous proportions along with the highly regarded address and large plot make this inviting property a compelling proposition for the discerning buyer. With gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate the full scope of potential available within. Early viewing will be essential to avoid disappointment.





**KEY FEATURES**

- Spacious Detached Home
- Three Bedrooms
- Circa 1894 Square Feet
- Fully Fitted Kitchen with a Selection of Integrated Appliances
- Large Garden Room Conservatory
- Good-Sized Rear Garden with Wrap-Around Patio Terrace and Lawned Area
- Driveway Parking for Multiple Vehicles







