



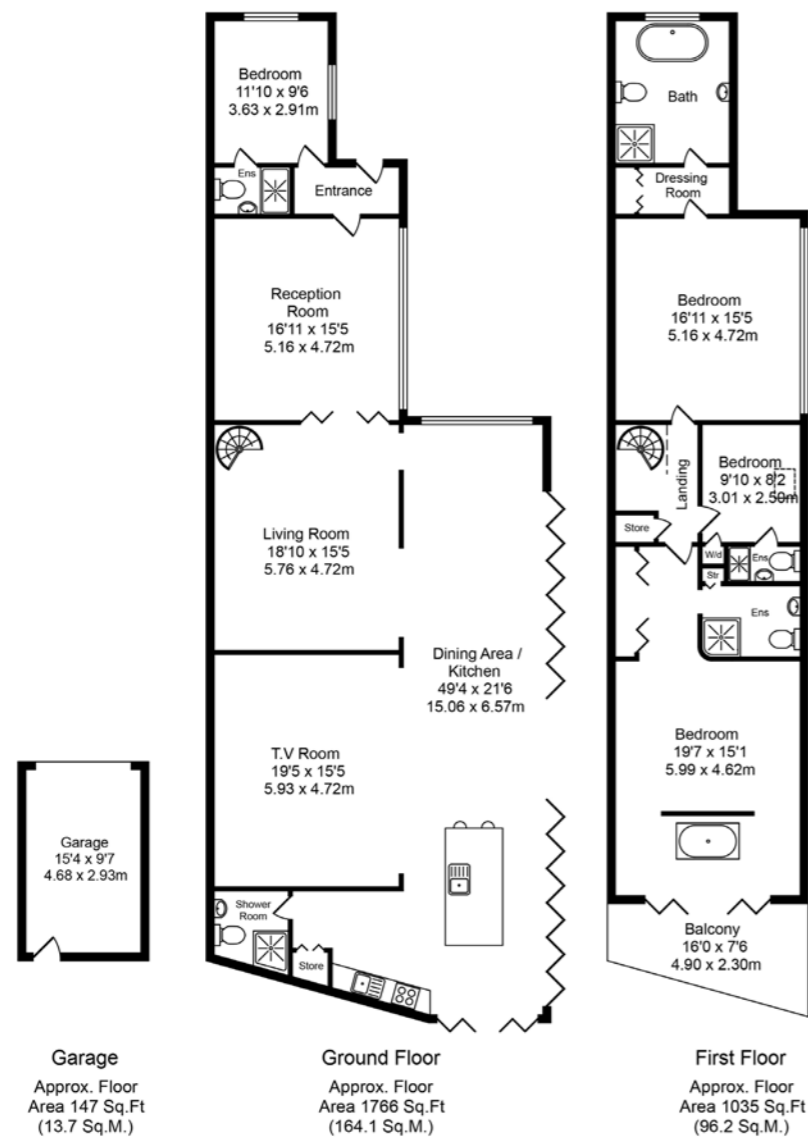
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ARNOLD & PHILLIPS
ESTATE AGENTS

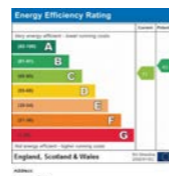
Total Approx. Floor Area 2948 Sq.ft. (274.0 Sq.M.)

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



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: D

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

Lancaster Road, Southport
Offers in the Region of £699,950



Arnold & Phillips are pleased to bring to market a rare opportunity to acquire a truly unique four bedroom detached contemporary villa, residing privately within a generous 0.25-acre plot along the sought-after Lancaster Road in Birkdale, Southport.

Ideally positioned this vibrant property resides within just a short walk from Birkdale Village, complete with its popular array of local amenities and independent retailers whilst also enjoying superb transport and commuter links facilitated via the local rail station.

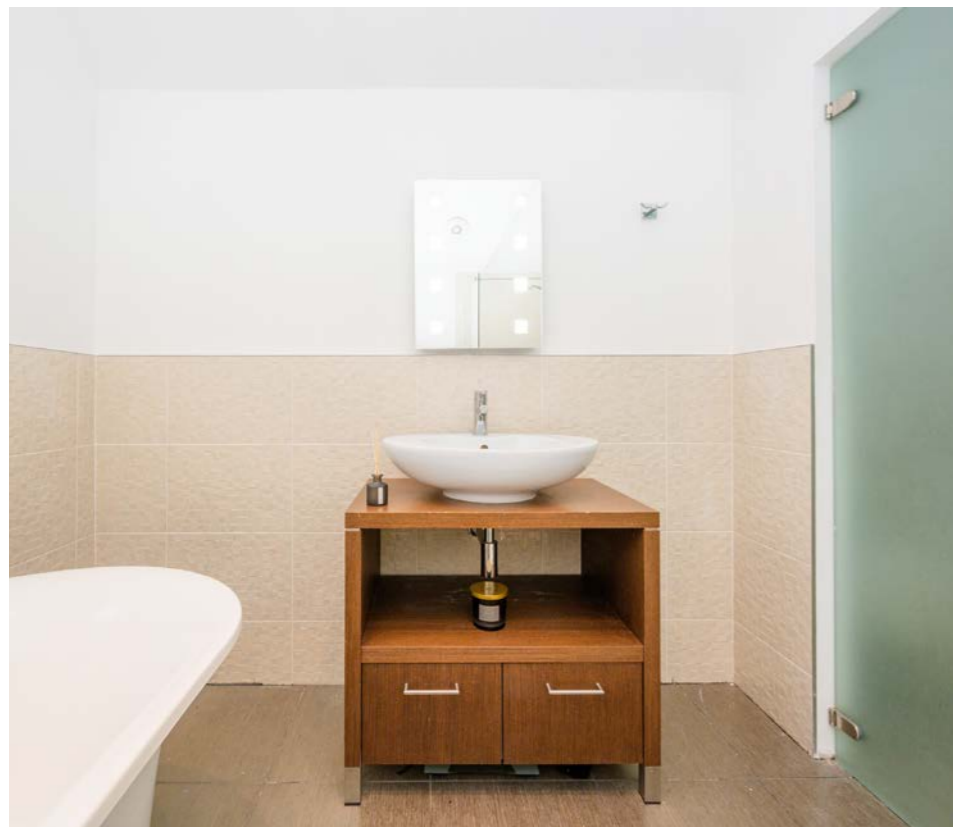
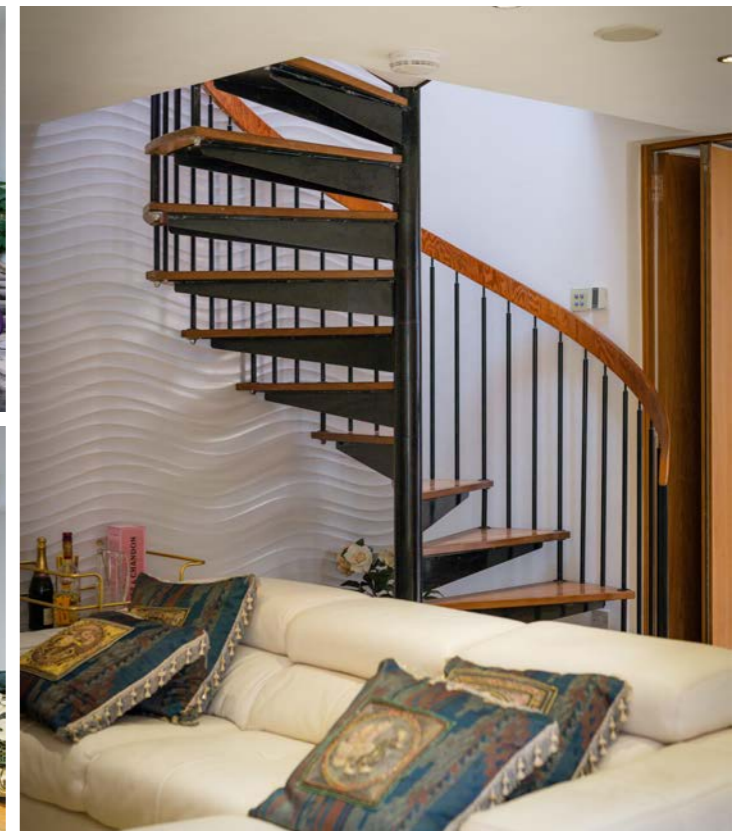
Approached via private and secure electronic gates, this alluring property is being offered with no onward chain and beautifully combines an Edwardian façade to the front with a more contemporary finish to the rear. Accessed via the modern front entrance porch, this stylish property enjoys underfloor heating throughout which extends into over 3,000 square floor of luxury living accommodation, complete with dramatic vaulted ceilings overhead and a sublime level of fit and finish on display. The ground floor enjoys multiple living areas and a stunning open-plan dining kitchen, featuring an array of wall, base and tower units boasting a comprehensive range of high-end integrated appliances, premium solid surface work-tops and 2.9 metre central feature island. This premium space is flooded in an abundance of natural light via bespoke aluminium bi-folding doors which extend the entire length of the kitchen and spacious dining area. Enjoying interior curtain walling with bespoke textured 'sensations' covering, the current owners have thoughtfully presented the interior of this contemporary home to the highest attainable standards. Completing the downstairs living accommodation is a fourth ground floor bedroom which provides the opportunity to utilise a reception room to enjoy separate yet integrated annexe living accommodation within the main body of the property.

The first floor enjoys a further three bedrooms, two of which could perform as a master suite, with one enjoying a balcony and all of providing lavish en-suite bathrooms fully tiled with Porcelanosa tiling and fixtures and fittings and two free-standing baths. All are decorated to a high level and enjoy a pleasant outlook over the surrounding area.

Externally this striking property has been architecturally designed to fully benefit from its south facing aspect and enjoys large gardens that extend to approx. 0.25 acre and have been professionally landscaped, providing multiple patio terraces perfect for entertaining and dining al-fresco along with marble-topped outdoor bar with water and electricity, perfect for outdoor entertaining. Thoughtfully selected plants and trees adorn the borders of this private contemporary garden space and combine to create a truly unique and luxury garden space.

Other features of this contemporary property are aluminium windows throughout, state of the art 'C-Bus' lighting system to both the interior and exterior of the property which can be controlled anywhere via a smartphone or device, high-speed communication cabling to every room for seamless data transmission along with hard-wired zonal speakers to all living areas and bedrooms. Internal inspection is highly advised to fully appreciate the full scope and fabulous level of fit and finish offered throughout this intriguing freehold property.





KEY FEATURES

Truly Unique Detached Home

Four Bedrooms

Circa 3048 Square Feet

Stunning Open Plan Dining Kitchen
with a Range of High-End Integrated
Appliances

Underfloor Heating Throughout

Architecturally Designed Rear
Gardens Extending to Approx. 0.25
Acre with Multiple Patio Terraces and
Marble-Topped Outdoor Bar

Generous Plot



