



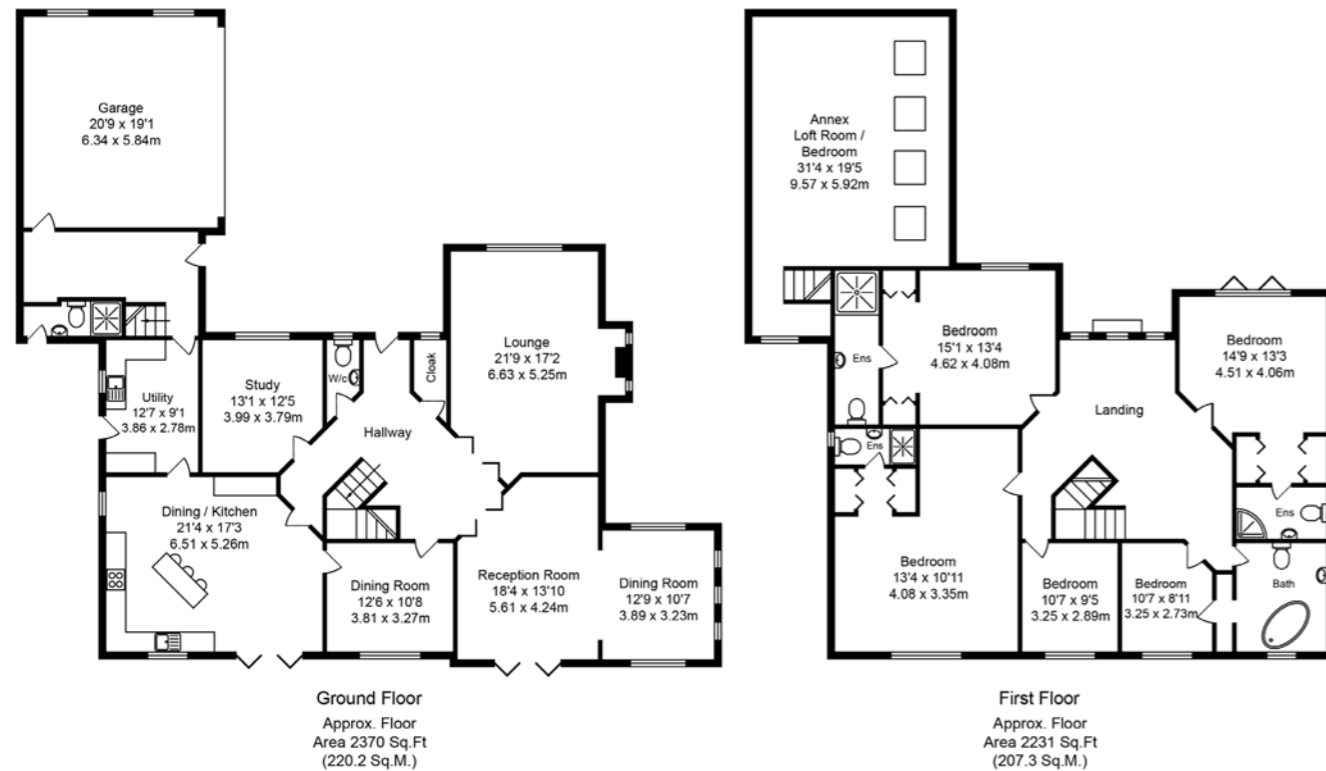
Southport: 01704 778668
Ormskirk: 01695 570102

Chorley: 01257 241173
arnoldandphillips.com

ARNOLD & PHILLIPS
ESTATE AGENTS

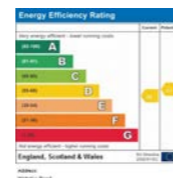
Total Approx. Floor Area 4601 Sq.ft. (427.5 Sq.M.)

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: TBC

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

Waterloo Road, Southport
Asking Price £875,000



Arnold & Phillips are pleased to bring to market this exquisite executive five bedroom detached residence which displays the highest of credentials and is situated attractively within one of Birkdale's finest addresses.

This vibrant and versatile family home occupies a quite superb position within this highly regarded residential location. This property is accessed via a long private driveway that sets the property comfortably back from the main road. Accessed via premium electric security gates, off-road parking is provided for multiple vehicles.

The property rests in an imposing position at the base of an extremely private and gated driveway and is located within a short distance of the Royal Birkdale Golf Course. The property offers a comprehensive floor plan expertly arranged over two sublime floors and with features including a large private garden with artificial turf, multiple six lavish bathroom facilities and quality internal fixtures and fittings, including a range of integrated appliances including an American style fridge/freezer, steamer and coffee machine.

Brief accommodation highlights of this free-flowing floorplan include reception hallway, cloakroom and separate WC, office/study, 25ft sitting/dining room, lounge, dining room, an open plan family dining kitchen with living area and a handy utility room to the ground floor, whilst to the first floor there is an expansive landing area which is flooded with natural light, five well-proportioned double bedrooms, three of which have their own private dressing areas and en-suite facilities. Finally, a modern three-piece family bathroom suite with Jack & Jill feature concludes the impressive arrangement. A large area above the garage is presently utilised as a dance studio but would be ideal for conversion into additional annexe accommodation or as an ideal space to work from home, or ideal as a teenager suite.

Externally, there are mainly low maintenance garden areas to both the front and rear with ample parking to the front and a large double garage. To the rear, there is an immensely private elevated garden area which is not directly overlooked and features artificial turf, patios and beautiful landscaping, providing the ideal place in which to entertain and dine al-fresco.

Situated within one of the area's finest addresses, the salubrious location certainly reflects the property's fine credentials. For those with a golfing pedigree the Championship Golf Courses virtually on the doorstep will be sure to score highly, with the prestigious Royal Birkdale just over the road. The bustling village centre is only a short distance away, with its cosmopolitan range of shops, bars and eateries, perfect for those who enjoy an active social calendar, whilst highly respected local schools and convenient transport links ensure that the whole family are catered for within this thriving community. Highly economical, this vibrant property features underfloor heating throughout and houses modern heat pumps that heat the property's water and a full house ventilation/heat recovery system throughout the property. Internal inspection is highly advised to fully appreciate all this magnificent family home has to offer.





