

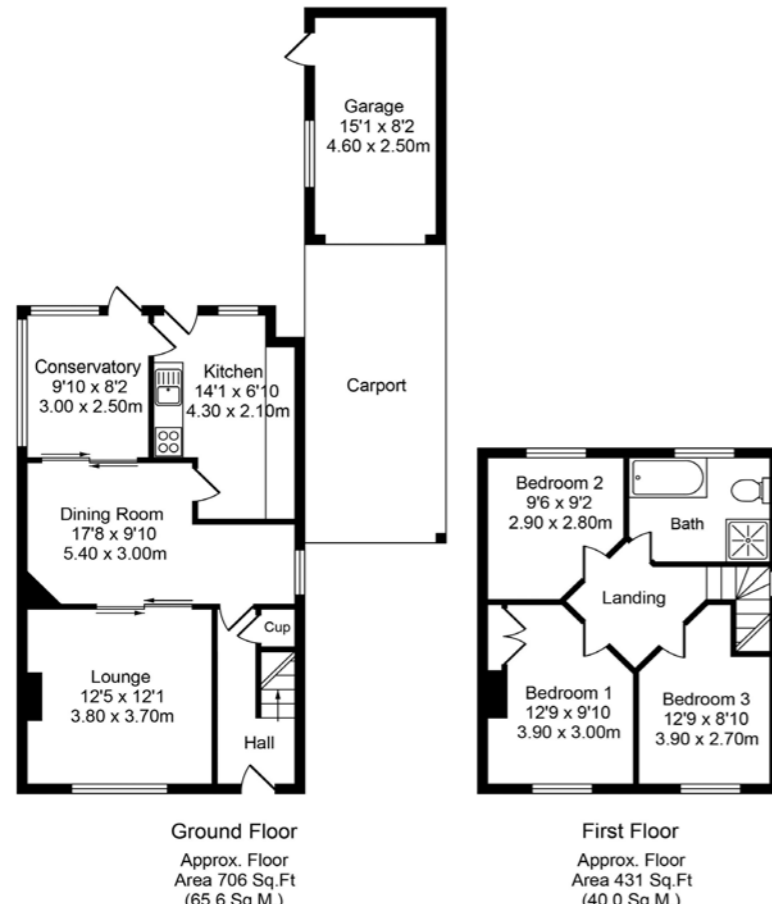


Ormskirk: 01695 570102  
 Standish: 01257 422228  
 arnoldandphillips.com

Chorley: 01257 241173  
 Southport: 01704 778668

**Total Approx. Floor Area 1137 Sq.ft. (105.6 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: B

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.



Arnold & Phillips are pleased to bring to market an exciting opportunity to purchase this three-bedroom end-terraced property, residing along the popular Milton Street in Southport.

Ideally positioned this versatile property resides within close proximity to a host of local amenities and enjoys excellent transport and commuter links.

A full course of cosmetic modernisation is required throughout this spacious property, with the abundant potential clear for all to see. Approached via a private driver providing off-road parking for multiple vehicles alongside a good-sized front garden, access is granted via the front porch. The ground floor enjoys three reception rooms along with a fitted kitchen, with a linked carport adjoining the main house and detached garage.

The first floor provides three well-proportioned family bedrooms along with the traditional family bathroom providing bath, separate shower, WC and wash hand basin.

Externally the rear garden is well-established and not directly overlooked, enjoying a centrally turfed lawn, bordered by a selection of trees, shrubs and plants, alongside a large patio terrace ideal for entertaining, or for housing a potential future extension, subject to all the usual planning permissions being obtained.

With gas central heating and double glazing throughout, this compelling renovation project extends to a generous 1,137 square feet of living accommodation. Internal inspection is highly advised to fully appreciate the true scope of potential available within.





KEY FEATURES

- End Terraced Property
- Three Bedrooms
- Circa 1137 Square Feet
- Two Reception Rooms
- Conservatory
- Good Sized Rear Garden
- Garage & Carport
- Driveway Parking
- Popular Location







