

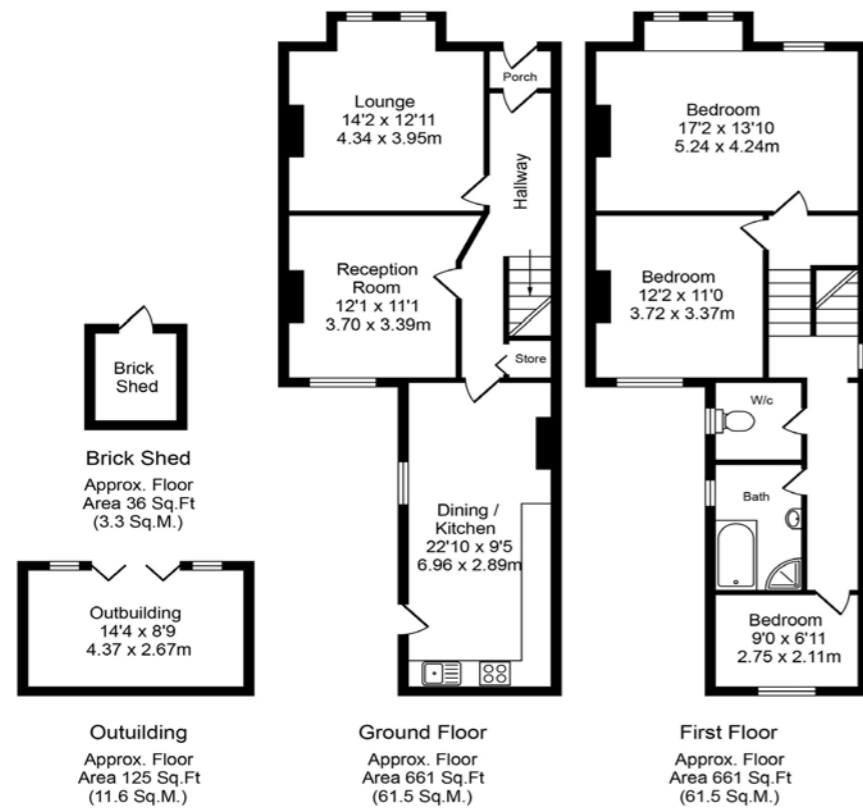


Ormskirk: 01695 570102
 Standish: 01257 422228
 arnoldandphillips.com

Chorley: 01257 241173
 Southport: 01704 778668

Total Approx. Floor Area 1483 Sq.ft. (137.9 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: C

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.



Arnold & Phillips are pleased to bring to market this three-bedroom semi-detached family home, residing along the popular Oak Street in Southport.

Ideally positioned this spacious property resides within close proximity to a host of local amenities and retailers, whilst also enjoying excellent transport and commuter links. With several highly regarded primary and secondary schools also residing nearby, this Victorian property would be ideal for both working professionals and families alike.

Approached via a private driveway providing off-road parking for multiple vehicles, access is provided via the front entrance porch. The front of the property enjoys a bay fronted main lounge which is of a large size and centred around a feature fireplace. Residing centrally is an equally well-proportioned central reception room, with a fitted dining kitchen residing to the rear of the property. The fitted kitchen provides an array of wall, base and tower units, featuring a selection of integrated appliances and ample dining area.

The first floor enjoys three well-proportioned family bedrooms, two of which are double in size and all enjoying a pleasant outlook over the surrounding area. The property is well-served by a large family bathroom providing bath, separate shower and wash hand basin, with a separate WC adjoining.

Externally the rear of the property enjoys a spacious garden which is predominantly turfed and bordered by established plants and brick walls. A rear garden room summerhouse resides to the rear and provides an ideal place to work from home or utilise and a summerhouse. Whilst a course of cosmetic modernisation is required throughout, gas central heating and double glazing is provided throughout. Internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Traditional Semi Detached Family Home
- Three Well Proportioned Bedrooms
- Circa 1483 Square Feet
- Two Reception Rooms
- Kitchen/Dining Room
- Spacious Rear Garden
- Ample Driveway Parking
- Popular Location







