

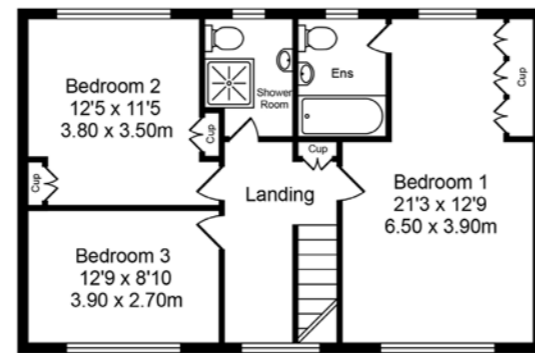
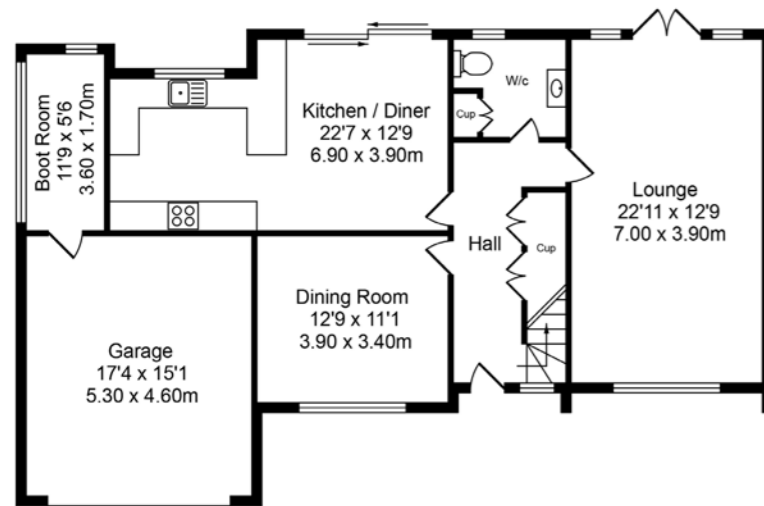


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ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 1961 Sq.ft. (182.2 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 Leasehold (further details to follow)
 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. 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

Westcliffe Road, Southport
Asking Price £490,000



Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this generously proportioned three-bedroom detached property, residing within a large corner plot along the sought-after Westcliffe Road in Birkdale, Southport.

Ideally positioned this versatile property resides within a large, established plot and is situated within the heart of Birkdale. Birkdale Village is just a short walk away and provides an array of local amenities, independent retailers and vibrant attractions, whilst also enjoying superb transport and commuter links facilitated via the nearby rail station.

Approached via a large private driveway providing an abundance of off-road parking for multiple vehicles along with an integrated double garage, access is granted via the main front entrance, with one received into a spacious and brightly lit entrance hallway. Whilst a full course of cosmetic modernisation is required throughout this impressive property, the abundance of future potential is clear for all to see. The right side of the property enjoys a large main living room which is neutrally decorated and flooded in natural light via dual aspect windows and patio doors. Centrally resides a large, ground floor WC/cloaks, with a large dining room adjacent. The rear of the property is fully fitted with an open plan dining kitchen, providing an array of wall, base and tower units featuring a selection of integrated appliance and contrasting work-surfaces with breakfast bar. An ample dining area is well-lit via sliding patio doors, with a rear boot room completing the ground floor accommodation.

The first floor enjoys three well-proportioned double bedrooms, with a range of integrated wardrobes and neutral design aesthetics. The main bedroom enjoys a modern en-suite, with all bedrooms enjoying a pleasant outlook over the surrounding area. The family bathroom also resides to this floor and enjoys a shower, WC and wash hand basin.

Externally the rear of property is private and well-established. A centrally turfed lawn is bordered by a range of trees, plants and shrubs, with an ample flagged patio terrace providing an ideal place in which to entertain. With gas central heating, double glazing and an abundance of future development potential, internal inspection of this generous 1,961 square foot property is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Detached Home
- Large Corner Plot
- Circa 1961 Square Feet
- Three Bedrooms
- Open Plan Dining Kitchen
- Private and Well-Established Rear Garden
- Driveway Parking







