

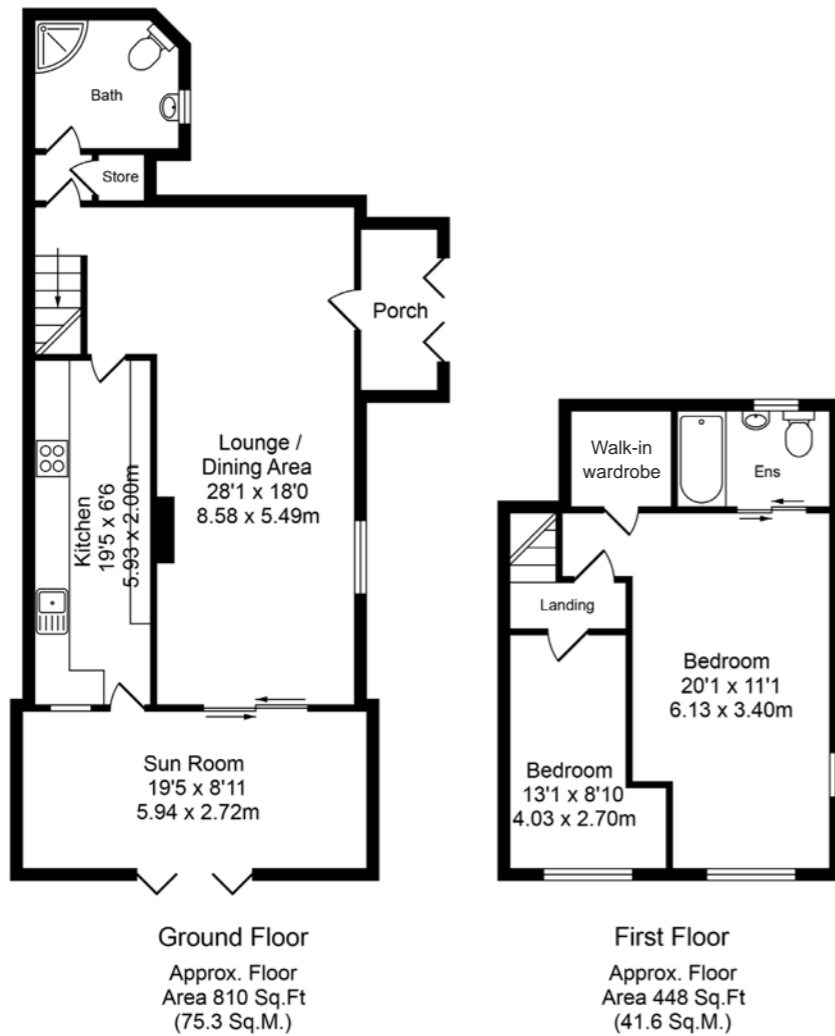


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 Parbold: 01257 442789
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 arnoldandphillips.com

ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 1258 Sq.ft. (116.9 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 Leasehold
 Term of Lease: 999 years from 29th September 1912
 Years Remaining on Lease: 888 years
 Ground Rent: £8 p.a.
 Service Charge: Zero Charge Payable
 Council Tax Band: D
 Details Prepared: 18/09/2023

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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

Gloucester Road, Southport
Offers in Excess of £275,000



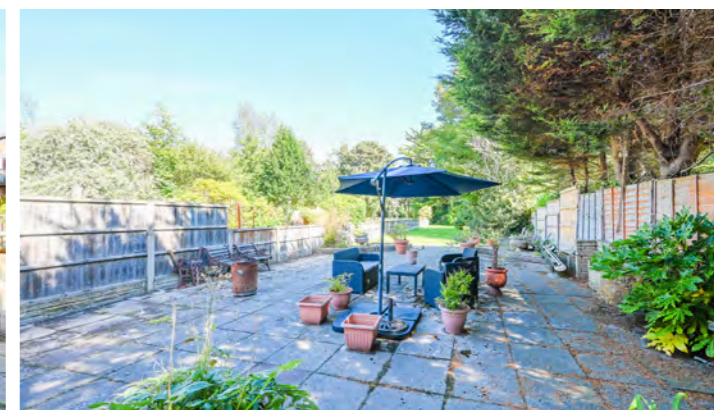
Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this two-bedroom detached coach-house style property, residing within a generous plot along Gloucester Road in Birkdale, Southport.

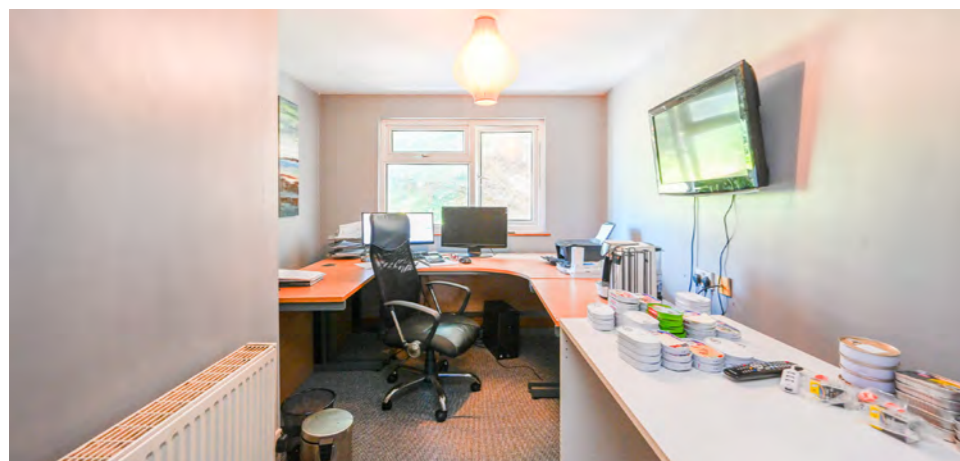
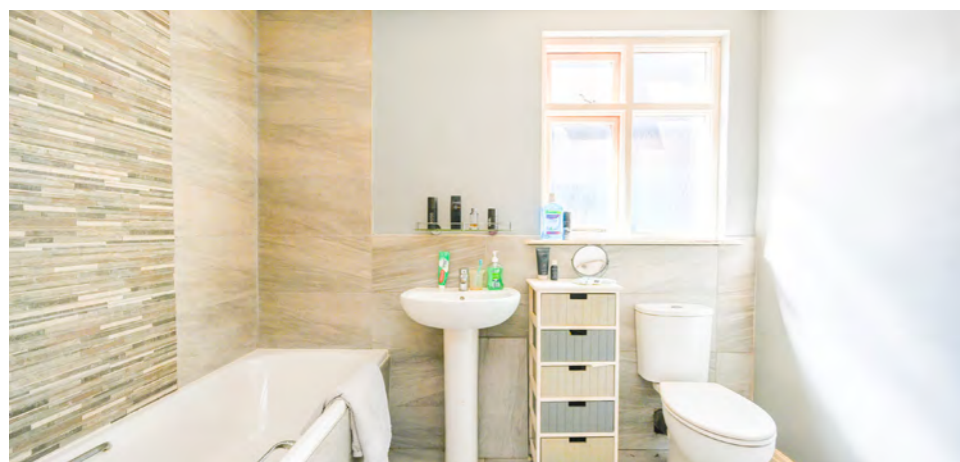
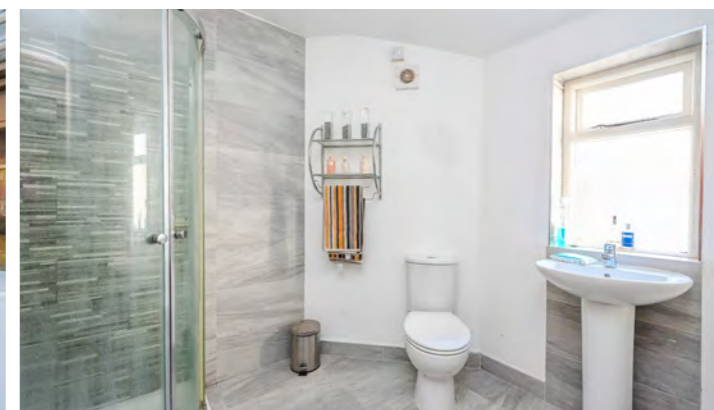
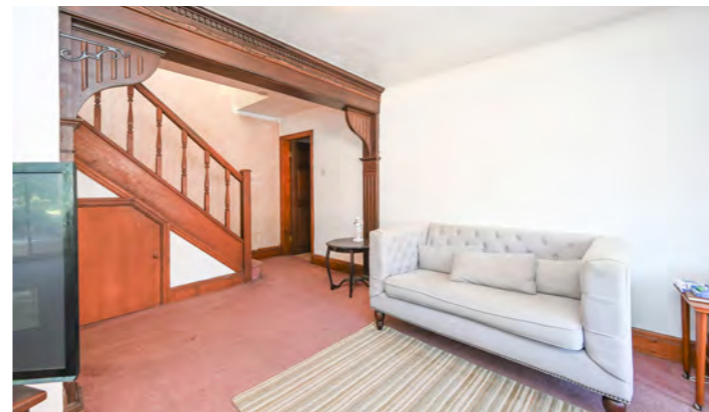
Ideally positioned this property resides within comfortable walking distance of Birkdale Village, complete with its varied array of local amenities and independent retailers. Superb transport and commuter links are also provided via the nearby rail station which is also within comfortable walking distance.

Whilst a course of cosmetic modernisation is required at this property, the abundant potential is clear for all to see. Seldom is a property along this road and in a plot like this offered to market, with the ability for future development so apparent, subject of course to planning permission being obtained. With off-road parking provided, this deceptively spacious property enjoys a large living/dining area, with a spacious galley kitchen and rear garden sun room to the rear of the property. A front porch and tiled family bathroom complete the living accommodation to the ground floor.

The first floor provides two double bedrooms, with the main bedroom of particularly generous proportions, providing a walk in wardrobe and en-suite bathroom.

Externally this private plot is not directly overlooked and enjoys a large patio terrace which extends to a significant rear garden which is mainly laid to lawn and bordered by established trees, plants and shrubs. Extending to a generous 1,258 square foot and brimming with an abundance of future potential, internal inspection is highly advised to fully appreciate all on offer within this unique property.





KEY FEATURES

- Detached Coach-House Style Property
- Two Bedrooms
- Circa 1258 Square Feet
- Spacious Galley Kitchen
- Private Plot
- Large Laid to Lawn Rear Garden
- Off-Road Parking





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