

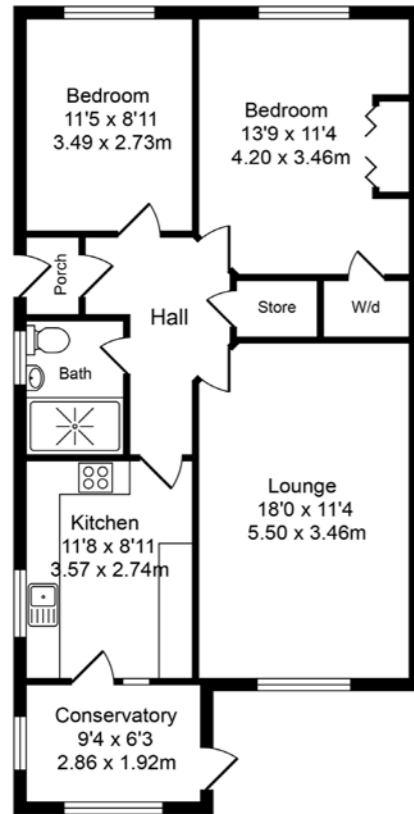


Southport: 01704 778668  
Ormskirk: 01695 570102

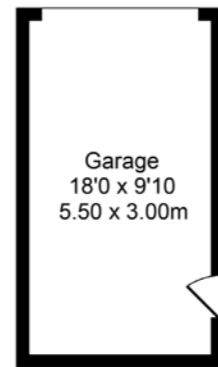
Parbold: 01257 442789  
Chorley: 01257 241173  
arnoldandphillips.com

### Total Approx. Floor Area 975 Sq.ft. (90.5 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor Area 797 Sq.Ft (74.0 Sq.M.)



Garage  
Approx. Floor Area 178 Sq.Ft (16.5 Sq.M.)

Tenure: We are advised by our client that the property is TBC  
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](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 acquire this generously proportioned two-bedroom semi-detached true bungalow, residing along the popular Crostons Brow in Churchtown, Southport.

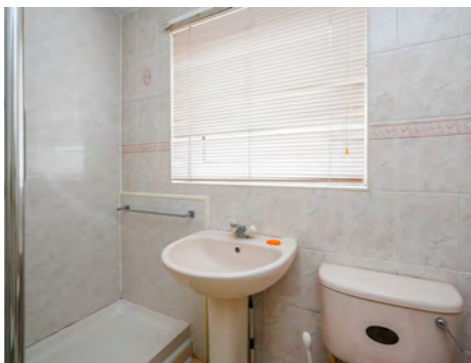
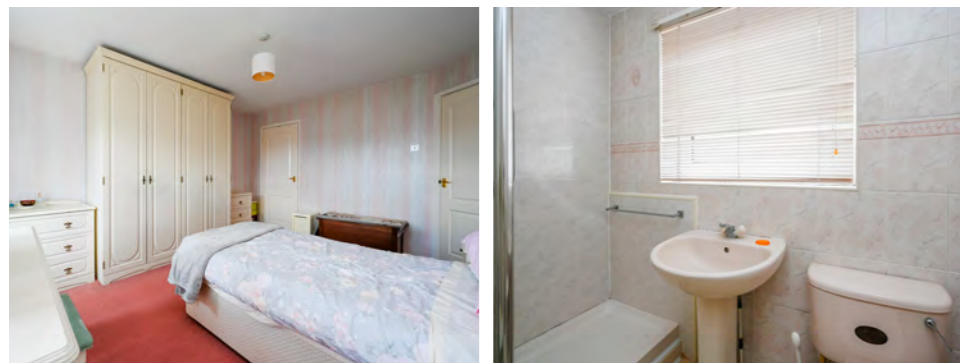
Ideally positioned within close proximity to Churchtown Village, this appealing property offers a wide range of local amenities and independent retailers also within easy reach. Good transport and commuter links are also readily available.

Whilst this property will require some minor cosmetic modernisation, the abundant potential is clear for all to see. Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main entrance porch, with one received into the main central hallway. The front of the property provides two spacious double bedrooms, with the main bedroom benefitting from integrated wardrobes and storage facilities. Centrally resides a tiled family shower room with, with WC and wash hand basin, while convenient storage facilities reside opposite.

The rear of the property houses a fitted kitchen which provides an array of wall, base and tower units, featuring a range of integrated appliances and contrasting work-surfaces. A large main living room is well-lit via a large picture window and is centred around a modern feature fireplace. The internal living accommodation is completed with a rear garden room conservatory which overlooks the rear garden beyond.

Externally this bungalow enjoys a good-sized garden which is not directly overlooked and has been predominantly flagged for ease of maintenance, providing an ideal place to entertain. Extending to a generous 975 square feet, the property enjoys a detached single garage, gas central heating and double glazing throughout. Internal inspection is highly advised to fully appreciate the true scope of potential available within.





KEY FEATURES

- Semi-Detached True Bungalow
- Two Bedrooms
- Circa 975 Square Feet
- Fitted Kitchen
- Large Living Room
- Good-Sized Rear Garden
- Driveway Parking
- Detached Single Garage



