

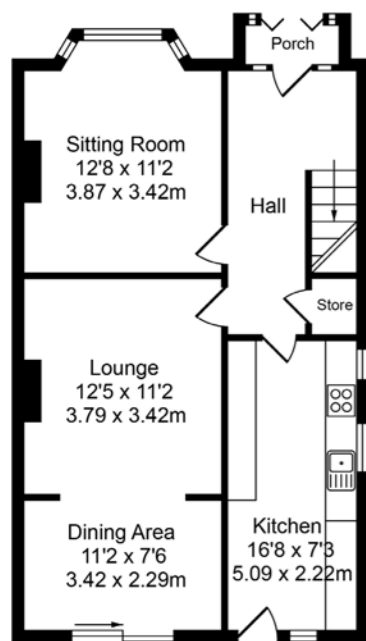


Southport: 01704 778668
 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

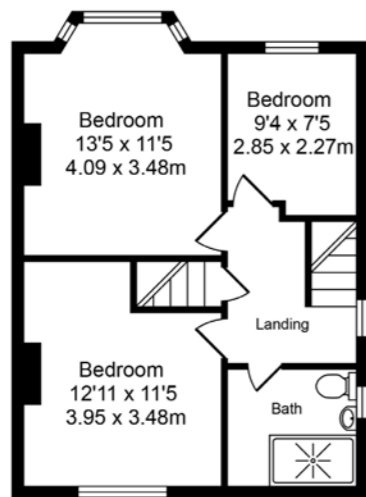
ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 1538 Sq.ft. (142.8 Sq.M.)

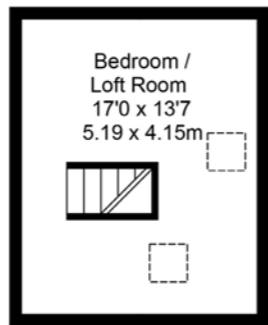
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



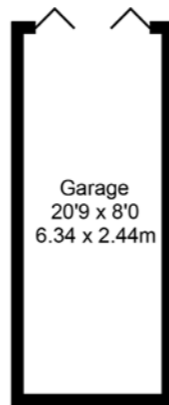
Ground Floor
 Approx. Floor Area 646 Sq.Ft (60.0 Sq.M.)



First Floor
 Approx. Floor Area 492 Sq.Ft (45.7 Sq.M.)



Second Floor
 Approx. Floor Area 233 Sq.Ft (21.6 Sq.M.)

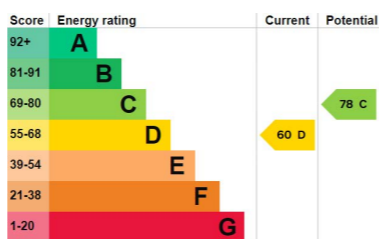


Garage
 Approx. Floor Area 167 Sq.Ft (15.5 Sq.M.)



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.



THE LUXURY PROPERTY SPECIALISTS

Halsall Road, Birkdale
 Offers in the Region of £290,000



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this well-appointed four-bedroom semi-detached family home, residing attractively along the popular Halsall Road in Birkdale, Southport.

Ideally positioned this versatile property resides within close proximity to a host of local amenities and independent retailers, with Birkdale village just a short walk away. Superb transport and commuter links are also provided, facilitated in part via the nearby rail station. This vibrant property would be ideal for working professionals and families alike.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch, with one received into a spacious and naturally lit entrance hallway. The front of the property enjoys a spacious bay-fronted living room which is well decorated and centred around a contemporary feature fireplace. Residing centrally is an equally well-proportioned second living room, also decorated to a high level and centred around an inset contemporary fireplace. This spacious central lounge extends further through into a rear dining room which is brightly lit via modern sliding patio doors. The ground floor accommodation is completed with a fully fitted modern galley kitchen, providing an array of wall, base and tower units finished in a contemporary high gloss design and boasting a range of integrated appliances and stylish contrasting work-surfaces. This modern kitchen area could comfortably be opened up into the adjoining dining room to create a contemporary open-plan family kitchen area if required.

The first floor enjoys three well-proportioned family bedrooms, all of which are decorated to a high neutral level, with a pleasant outlook enjoyed to all aspects. The family bathroom also resides to this floor and provides a walk-in corner shower, WC and vanity wash hand basin. The second floor completes the internal accommodation available with a spacious fourth bedroom.

Externally the rear of the property enjoys a detached garage, large patio terracing perfect for entertaining and an established central lawn, bordered by a selection of plants, shrubs and trees, with a rear private decking area completing this impressive outside space. Extending to a generous 1,538 square feet of prime family living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

Semi-Detached Family Home

Four Bedrooms

Circa 1538 Square Feet

Modern Galley Kitchen

Well-Established Rear Garden

Detached Garage

Driveway Parking





