

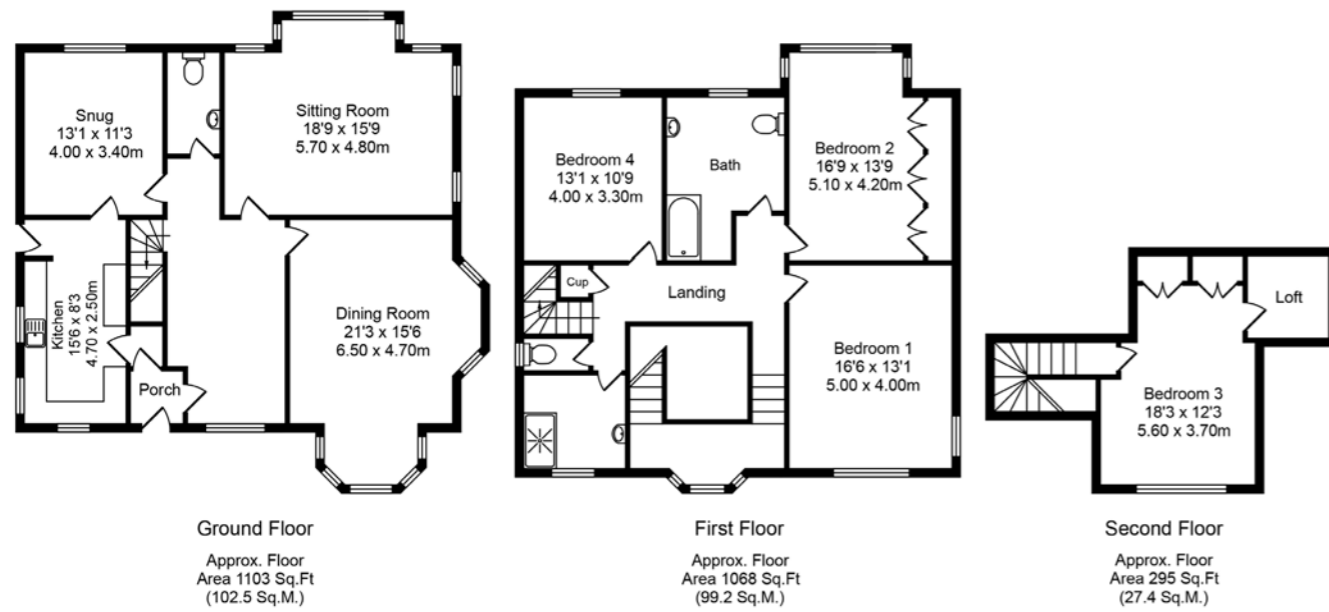


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 Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 2466 Sq.ft. (229.1 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: G

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

Rawlinson Road, Southport
Offers in Excess of £600,000



Arnold and Phillips are delighted to bring to market a unique opportunity to acquire this much loved four bedroom detached family home, residing within a generous and established plot along the sought-after Rawlinson Road in Churchtown, Southport.

Ideally positioned this traditional property exudes character and charm from all angles and resides within close proximity to Churchtown village, with its varied range of local amenities and independent retailers. Excellent transport and commuter links are provided, whilst several highly regarded primary and secondary schools make this a perfect option for working professionals and families alike.

With well-tended and established gardens to both the front and rear of the property, the property is approached via a large sweeping driveway which provides off road parking for multiple vehicles. Access is granted via the main front entrance porch with one received into a grand reception hallway. Three separate and spacious reception rooms are provided to the ground floor, two of which enjoy multiple bay window aspects and a stunning range of period features. The property is well served by a traditional fitted kitchen which provides a range of wall, base and tower units featuring a range of integrated appliances and complementary work surfaces.

The first floor enjoys three well-proportioned family bedrooms, all of which are double in size and all decorated to a pleasant neutral level, enjoying a range of integrated wardrobes and storage facilities. Residing centrally to this level is the main family bathroom which provides bath with overhead shower, WC and vanity wash hand basin, whilst a handy shower room and separate WC resides adjacent. The second floor enjoys the fourth bedroom which takes advantage of the beautiful outlook over the surrounding area and provide ample storage facilities and integrated wardrobes.

Externally the rear garden is not directly overlooked and is generous in its size, bursting with character and established greenery. An attractive patio terrace wraps around the exterior of the property and provides an ideal space in which to entertain and dine alfresco. A well-tended turfed lawn is bordered with a range of thoughtfully curated plants, shrubs and trees and provides the perfect setting in which to unwind and relax. Brimming with an abundance of future potential and enjoying a generous 2,466 square feet of traditional Edwardian family living accommodation, gas central heating and a high quality traditional fit and finish are provided as standard throughout. Internal inspection is highly advised to fully appreciate all an offer within this special property and internal inspection is highly advised to fully appreciate the trust scope of potential available within.





