

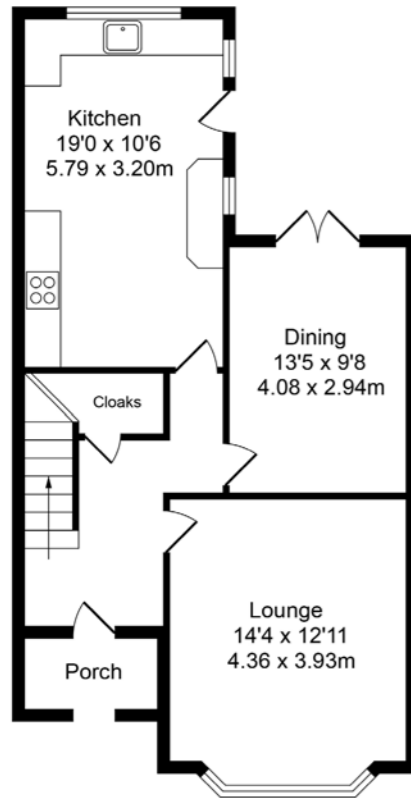


Southport: 01704 778668  
 Ormskirk: 01695 570102  
 Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

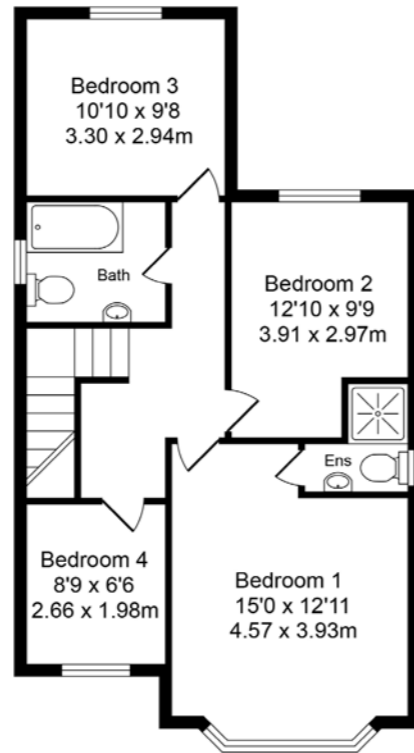
**ARNOLD & PHILLIPS**  
 ESTATE AGENTS

**Total Approx. Floor Area 1348 Sq.ft. (125.2 Sq.M.)**

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



**Ground Floor**  
 Approx. Floor Area 670 Sq.Ft (62.2 Sq.M.)

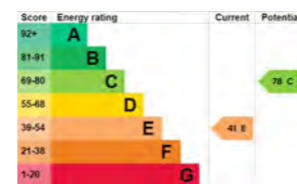


**First Floor**  
 Approx. Floor Area 678 Sq.Ft (63.0 Sq.M.)



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](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.



**THE LUXURY PROPERTY SPECIALISTS**

**Cambridge Road, Southport**  
**Offers in Excess of £330,000**





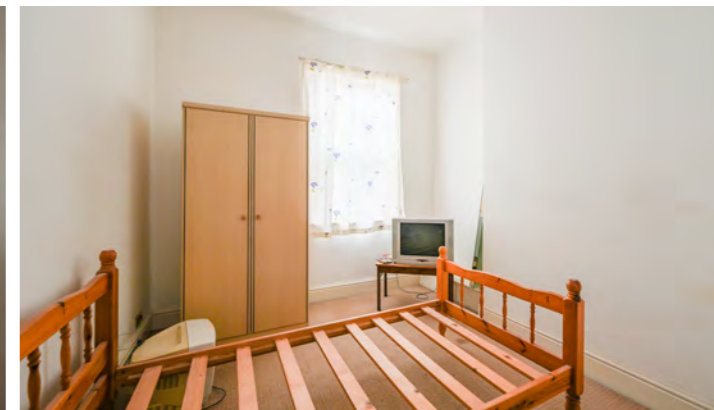
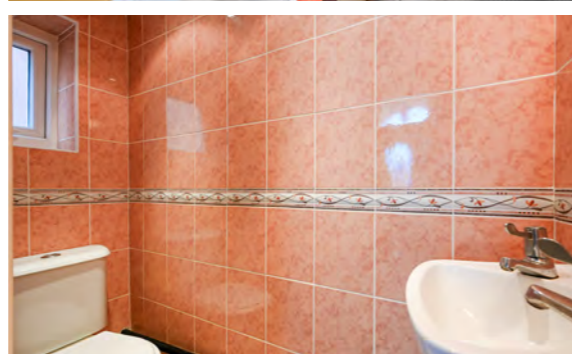
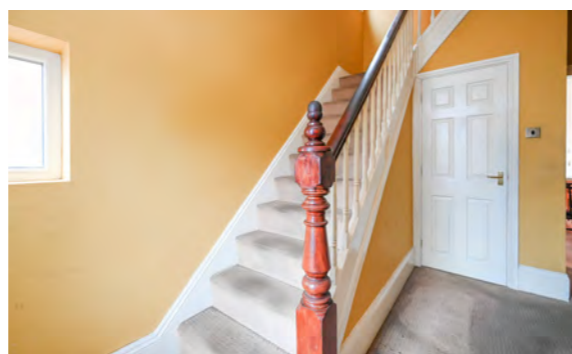
Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this four-bedroom semi-detached Victorian property, residing within the heart of Churchtown Village in Southport.

Conveniently positioned this versatile property enjoys all of the local amenities and independent retailers within comfortable walking distance. With Botanic Gardens positioned over the road, several highly regarded primary and secondary schools nearby and excellent transport and commuter links, this property would be ideal for working professionals and families alike.

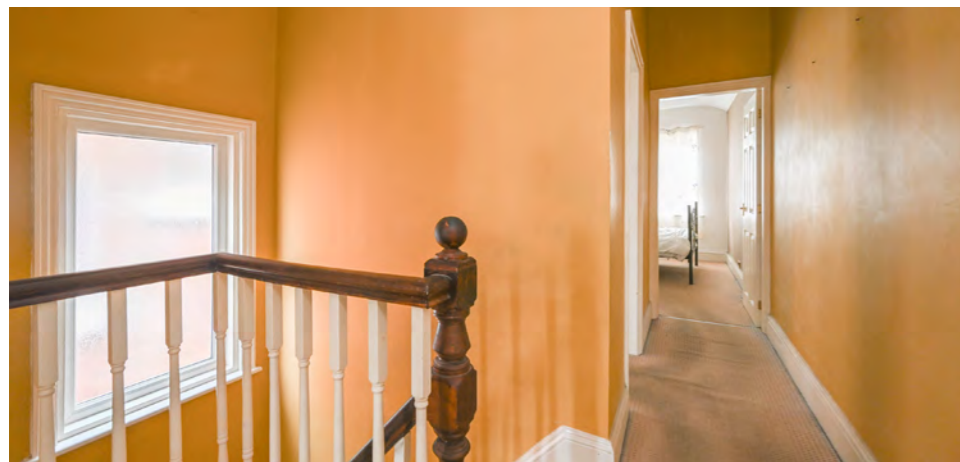
Approached via a private driveway which provides off road parking for multiple vehicles, access is granted via the main front entrance porch, with one received into a brightly lit front entrance hallway. The front of the property enjoys a bay-fronted living room, whilst an equally well-proportioned dining room adjoins to the rear. The ground floor accommodation is completed with a fitted wooden kitchen.

The second floor enjoys four well-proportioned family bedrooms, three of which are double in size and all enjoy a pleasant outlook over the surrounding area, with the main bedroom further benefiting from en-suite bathroom facilities. The property is served well by a fully tiled traditional family bathroom which provides bath with overhead shower, WC and wash hand basin.

Externally the rear garden is private in nature and is not directly overlooked, enjoying a centrally turfed lawn which is bordered by a red brick wall to all sides. A timber decking area drops down to a rear flagged patio terrace which extends around the exterior of the property and provides an ideal place in which to entertain. This space provides further potential to extend, subject to the necessary planning permissions. Whilst the property would benefit from a course of cosmetic modernisation, a generous 1,348 square feet of living accommodation is provided, with the property further enjoying 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 Victorian Property

Four Bedrooms

Circa 1348 Square Feet

Fitted Wooden Kitchen

Two Reception Rooms

Private Rear Garden

Driveway Parking

Great Location





