

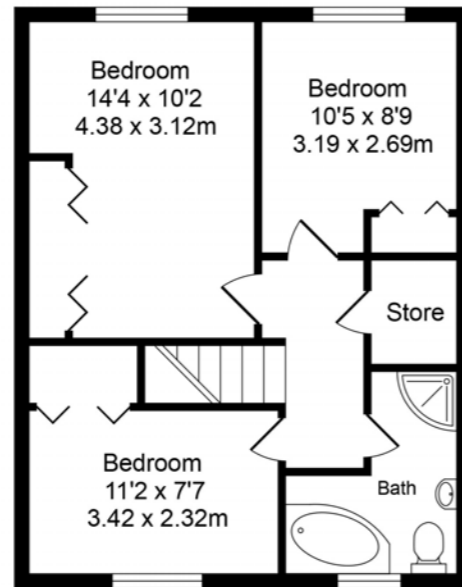
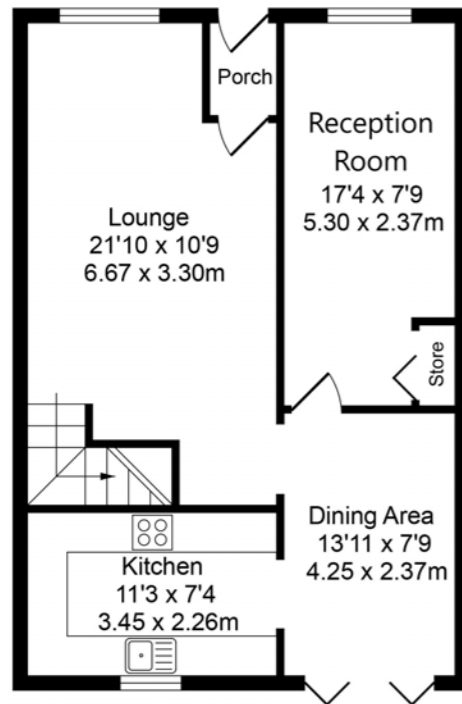


Southport: 01704 778668 Parbold: 01257 442789  
 Ormskirk: 01695 570102 Chorley: 01257 241173  
 arnoldandphillips.com

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

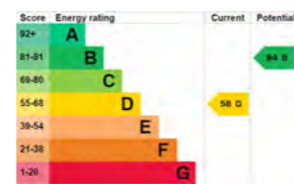
**Total Approx. Floor Area 1062 Sq.ft. (98.7 Sq.M.)**

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: 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**

**Sangness Drive, Southport**  
**Asking Price £250,000**



Welcome to this delightful 3-bedroom semi-detached home, nestled in a lovely spot in the sought-after Kew area of Southport. Immaculately presented throughout, this property boasts tasteful decor, high-quality fixtures and fittings, and a stylish modern kitchen and bathroom. With a generous 1062 square feet of living space, this home offers a practical floor plan perfectly suited for daily living.

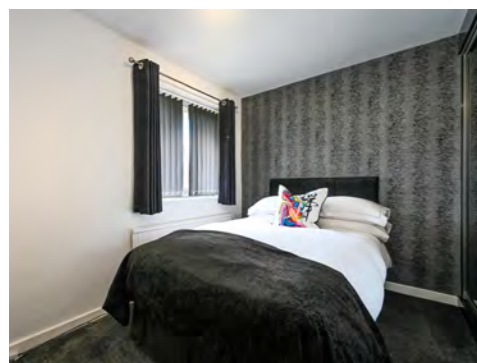
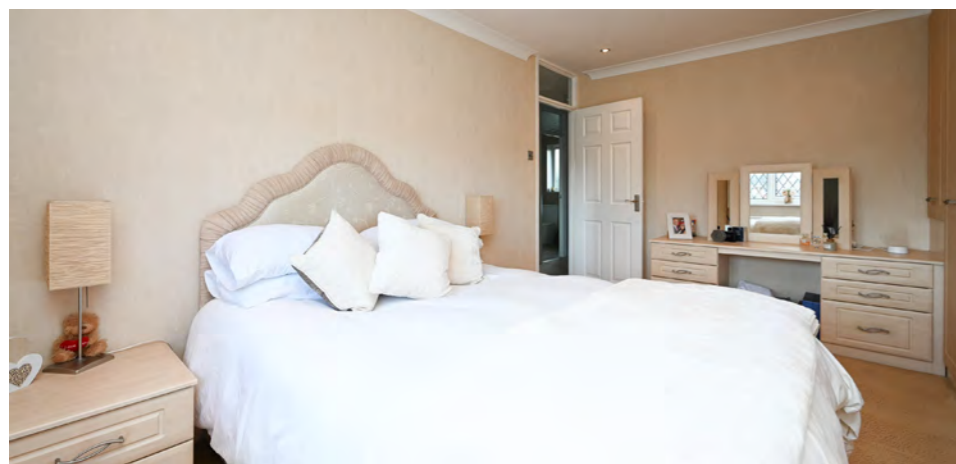
As you step inside, you are greeted by an inviting entrance porch that leads you into a light and bright lounge, featuring an attractive fireplace. The formal dining room, with its French doors opening out to the rear garden, provides a wonderful space for entertaining. The beautiful modern kitchen is a true highlight, showcasing an array of hi-gloss wall and base units, ample workspace and quality integrated appliances including a double oven, gas hob, microwave and fridge freezer. Completing the ground floor is a spacious bedroom, cleverly converted from the former garage, adding versatility to the home.

Moving to the first floor, you will find three delightful bedrooms, each having built-in wardrobes offering plenty of storage space. The gorgeous family bathroom rounds off the accommodation and features a contemporary four-piece suite in classic white, including a vanity wash hand basin, a low-level wc, a corner bath, and a separate shower cubicle.

Externally, the property offers extensive parking on the block-paved driveway to the front. The rear garden is a private oasis, boasting well-kept lawns, planted borders, and a sunny patio area perfect for outdoor dining and relaxation.

Located in the desirable Kew area of Southport, this home enjoys a pleasant setting whilst being within easy reach of local amenities, schools, and transport links. With its impeccable presentation, generous living space, and beautiful outdoor areas, this property is sure to captivate those seeking a stylish and comfortable family home.





**KEY FEATURES**

- Delightful Semi-Detached Home
- Three Bedrooms
- Circa 1062 Square Feet
- Stylish Modern Kitchen
- Private Well-Kept Rear Garden
- Driveway Parking
- Great Location



