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ESTATE AGENTS

Total Approx. Floor Area 3312 Sq.ft. (307.7 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: E

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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

Coudray Road, Southport
Asking Price £535,000



Arnold and Phillips are delighted to bring to market an exciting opportunity to acquire this extensively proportioned six-bedroomed semi-detached family home, residing within a generous plot along the attractive Coudray Road in Churchtown, Southport. Conveniently located, this versatile property resides within walking distance of Churchtown village and enjoys a host of local amenities and independent retailers on its doorstep. With excellent transport and commuter links alongside several highly regarded primary and secondary schools residing nearby, this property would be perfect for working professionals and families alike.

Extending to a substantial 3,312 square feet of flexible living accommodation, the property is approached via a gated private driveway providing off-road parking for multiple vehicles. Access is granted via the main front entrance porch, with one received into a bright grand reception entrance hallway. The ground floor of this vibrant property enjoys four large reception rooms, all of which are bursting with colour and character. An array of period features, modern feature fireplaces and high level of contemporary interior decor perfectly combine to provide character living with contemporary convenience.

The rear of the property has been extended and boasts an extensive open plan family dining kitchen, fully fitted in a two-tone wooden painted shaker style design. This premium kitchen enjoys a range of wall, base and tower units, featuring a range of high-end integrated appliances and range style cooker, and is flooded in natural light via an overhead sky lantern and premium bi-folding doors. Other features include prestige quartz work surfaces, central island and exquisite herringbone Amtico flooring which runs under foot and extends through into an ample dining area, overlooking the beautifully landscaped rear garden beyond.

The first floor enjoys four well-proportioned family bedrooms, all of which are decorated to a high level, with the main family bathroom also residing to this level and enjoying a freestanding bath, WC, shower cubicle and vanity wash hand basin accented with a complementary stunning tiled design. The second floor boasts a further two bedrooms (a double and a single) and enjoys a pleasant outlook over the surrounding area. Externally the property enjoys two driveways which approach two large, detached garages with extensive proportions providing an abundance of potential uses.

The rear garden is private in nature and generous in size, with an extensive patio terrace extending around the exterior of the property. A large centrally turfed lawn has been well tended and is bordered by a range of established trees, plants and shrubs, with a premium additional porcelain patio terrace providing an ideal place in which to entertain and dine alfresco.

Comfortably exceeding 3,300 square feet of premium living accommodation and residing along one of Churchtown's finest roads, gas central heating and double glazing are provided as standard. Internal inspection is highly advised to fully appreciate all an offer within this magnificent family home.





KEY FEATURES

- EXTENSIVELY PROPORTIONED SEMI DETACHED FAMILY HOME
- SIX BEDROOMS
- ACCOMMODATION OVER THREE LEVELS
- CIRCA 3300 SQ FT
- LARGE OPEN PLAN FAMILY DINING KITCHEN
- GENEROUSLY SIZED REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- DEIRABLE LOCATION







