

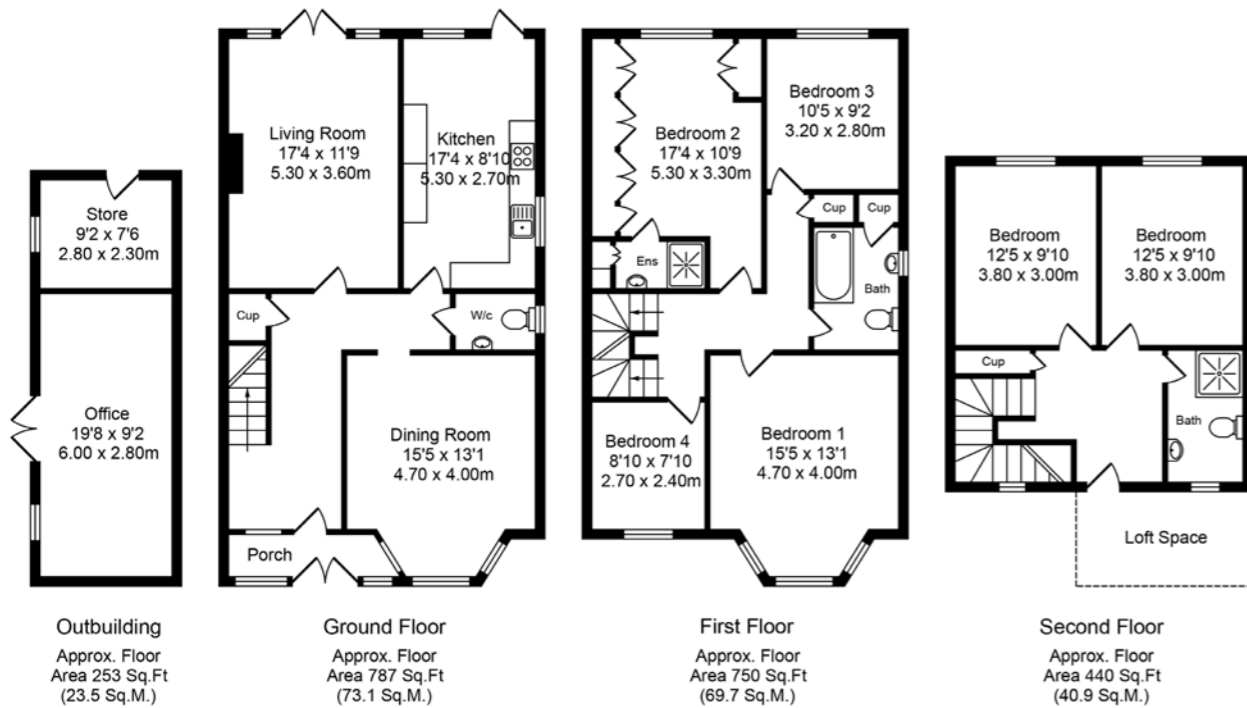


Southport: 01704 778668
 Ormskirk: 01695 570102
 Chorley: 01257 241173
 arnoldandphillips.com

ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 2230 Sq.ft. (207.2 Sq.M.)

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



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

Grange Road, Southport
Offers In The Region Of £450,000



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this substantial Six-bedroom semi-detached family home, residing attractively along the tree-lined Grange Road in Southport.

Ideally positioned this vibrant property has been extended over the years, extending to a generous 2,230 square foot of prime living accommodation. Superb transport and commuter links are provided via the nearby rail stations, whilst a host of local amenities also reside nearby. Falling within the catchment area for several highly regarded primary and secondary schools, this versatile property would be ideal for large families and working professionals 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 well-lit entrance hallway. The front of the property enjoys a large reception room presently utilised as a dining room, with a neutrally positioned WC. The rear left enjoys a large main living room which is well decorated and centred around a contemporary feature fireplace, with modern patio doors providing an abundance of natural light. The ground floor accommodation is completed with a fully fitted modern dining kitchen, providing an array of wall, base and tower units, finished in a wood-effect design and enjoying a range of integrated appliances and stylish contrasting work-surfaces.

The first floor enjoys four well-proportioned family bedrooms, three of which are double in size, with the main bedroom enjoying lavish en-suite bathroom facilities alongside ample integrated wardrobes and storage facilities. The main family bathroom resides too this floor and provides bath with overhead shower, WC and vanity wash hand basin. The second floor enjoys a further two double bedrooms, both of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area, with a modern tiled shower room and WC residing centrally.

Externally the rear of the property is not overlooked and affords a large patio terrace which has been flagged in premium Indian stone and is ideal for entertaining and dining al-fresco. A beautifully landscaped garden flows on, providing a premium artificially turfed lawn and bordered by an eclectic assortment of trees, plants and shrubs, with a spacious premium timber summerhouse to the rear benefiting from electricity. A fully detached brick outbuilding has been converted into a garden storeroom to the smaller side, with the larger side re-purposed as a fully converted home office, with multiple utilisation possible such as summerhouse, office organically annex accommodation.

Enjoying gas central heating, double glazing and a beautiful fit and finish throughout, this accommodation family home extends to a generous 2,230 square foot and is highly deserving of internal inspection. Early viewing will be essential to avoid disappointment.







