

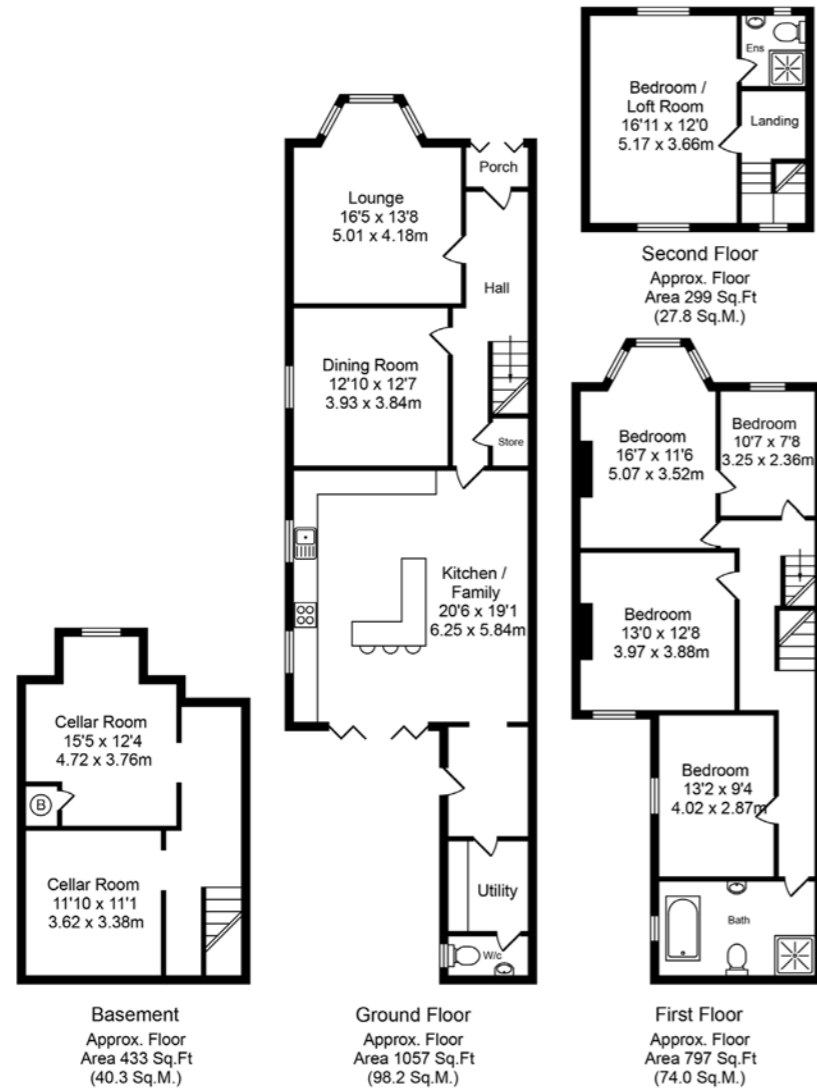


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 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 2586 Sq.ft. (240.3 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: B

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

Avondale Road, Southport
 Offers in the Region of £360,000



Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this generously proportioned five-bedroom semi-detached home, residing along the popular Avondale Road in Southport.

Located in the heart of central Southport, this residence offers superb transport and commuter links via the local rail station, ensuring easy access to nearby attractions and amenities. Enjoy the convenience of being within walking distance to the town centre and seafront attractions, as well as highly regarded primary and secondary schools, making it perfect for 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. Upon entering, you'll be greeted by spacious and bright living areas, perfect for relaxing or entertaining guests. The property boasts a large cellar ripe for redevelopment, offering endless possibilities to tailor the space to your needs.

Multiple reception rooms are provided and extend to large proportions, with this appealing home seamlessly combining contemporary convenience with character charm, making it truly unique. Featuring a large open-plan family dining kitchen, the heart of the home boasts oak shaker wall, base, and tower units, along with integrated appliances, premium granite work surfaces, and a central feature island, creating a stunning space for culinary delights and social gatherings.

Step outside to discover the extensive rear garden, providing a serene oasis that's not directly overlooked, ideal for outdoor gatherings or simply unwinding in privacy. An extensive decking terrace extends around the exterior of the property and provides the ideal space in which to entertain.

Extending to a substantial 2,586 square feet of living accommodation and benefiting from gas central heating and double glazing throughout, this property offers comfort and efficiency all year round. With an abundance of future development potential, this is an opportunity not to be missed. Schedule a viewing today and envision the possibilities of making this your dream home.





KEY FEATURES

- Semi-Detached Home
- Five Bedrooms
- Circa 2586 Square Feet
- Large Open Plan Dining Kitchen
- Multiple Reception Rooms
- Extensive Rear Garden
- Driveway Parking
- Superb Location

