

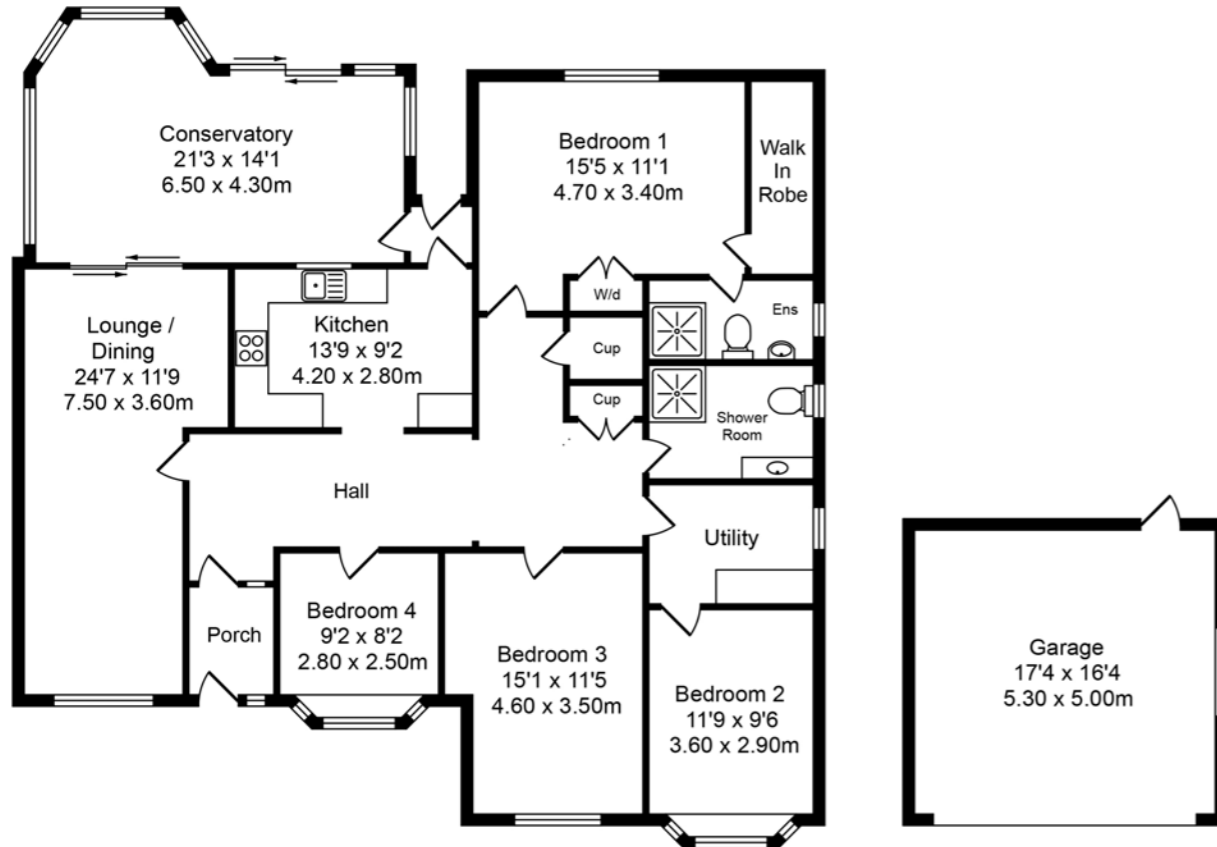


Southport: 01704 778668
 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 2048 Sq.ft. (190.3 Sq.M.)

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



Ground Floor
 Approx. Floor Area 1763 Sq.Ft (163.8 Sq.M.)

Garage
 Approx. Floor Area 285 Sq.Ft (26.5 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: TBC

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

Rufford Road, Southport
Offers in Excess of £400,000



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this well-presented and large four-bedroom detached true bungalow, nestled privately along Rufford Road in Crossens, Southport.

Ideally positioned this versatile property lies on the outskirts of Churchtown Village and enjoys a range of local amenities and independent retailers close by, whilst also enjoying good transport and commuter links.

Offering privacy and convenience, this inviting property boasts approximately 2,048 square feet of ground floor living space. Approached via secure electric iron gates, the property is accessed by the main front entrance porch, this appealing property features two reception rooms filled with natural light and enjoying generous proportions, a fitted kitchen providing a host of wall, base and tower units, featuring a range of integrated appliances and contrasting work-surfaces.

Four well-proportioned bedrooms are also provided, all of which are neutrally decorated and all enjoying a pleasant outlook over the surrounding area, with the main bedroom boasting a walk-in wardrobe and en-suite bathroom. The property also includes a family bathroom, a spacious utility room, and ample storage facilities throughout.

Outside, the landscaped front and south-facing rear gardens provide tranquility and have been a labour of love for the previous owners, with a great deal of thought and attention given to curating this idyllic garden space. Further enhancing this private garden is an abundance of off-road parking for multiple vehicles and a detached double garage ripe for redevelopment, subject to planning consent. Outline plans have been drawn for the conversion of the garage to a one bedroom detached annex and would be subject to obtaining the relevant planning consent. The well-maintained gardens boast an expansive flagged patio terrace adorned with a selection of premium garden ornaments and ornate feature pots.

With gas central heating, double glazing, and further development potential, this property offers a comfortable family home with room to grow. Internal viewing is highly recommended.





KEY FEATURES

- Large Detached True Bungalow
- Four Bedrooms
- Circa 2048 Square Feet
- Two Reception Rooms
- Fitted Kitchen
- Well-Maintained Gardens
- Ample Off-Road Parking
- Detached Double Garage







