

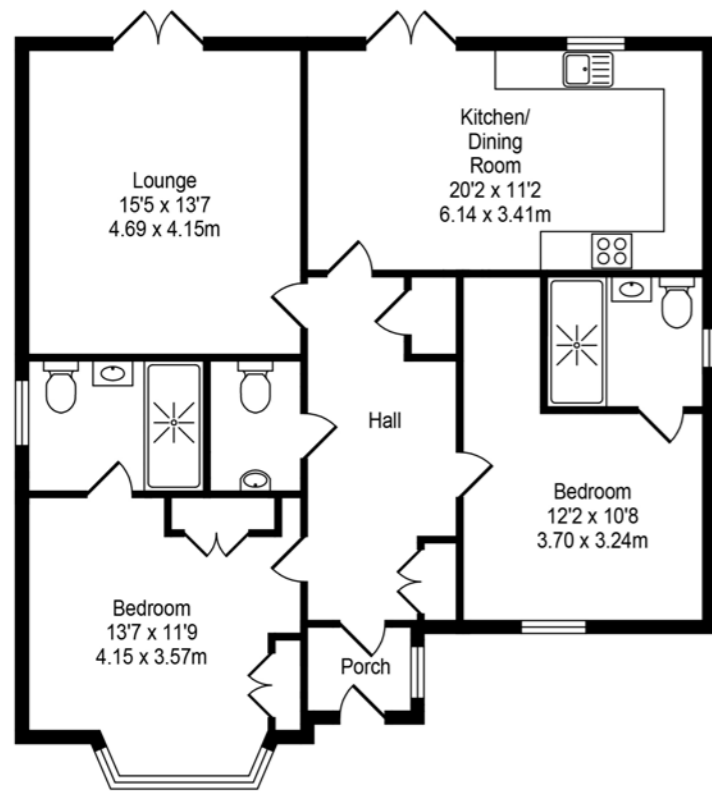


Southport: 01704 778668  
 Ormskirk: 01695 570102  
 Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

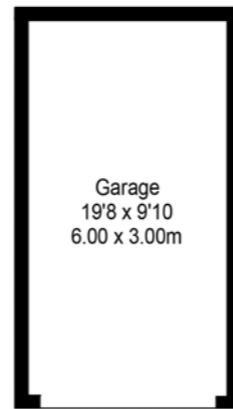
**ARNOLD & PHILLIPS**  
 ESTATE AGENTS

**Total Approx. Floor Area 1299 Sq.ft. (120.65 Sq.M.)**

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



Approx. Floor Area 1105 Sq.Ft (102.65 Sq.M.)



Approx. Floor Area 194 Sq.Ft (18 Sq.M.)



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 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**

**Liverpool Road, Southport**  
**Offers in Excess of £375,000**





Arnold & Phillips are delighted to bring to market an exciting opportunity to discover the charm of Valve House Courtyard with this captivating two-bedroom detached true bungalow, tucked away on Liverpool Road in Birkenhead, Southport.

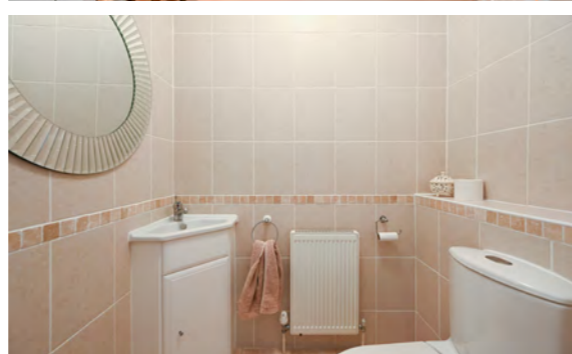
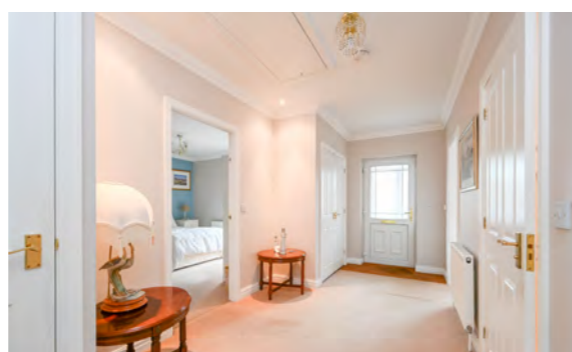
Situated within walking distance of the vibrant Birkenhead village, boasting an array of local amenities and shops, this residence offers convenience and community at your doorstep. Benefiting from excellent transport links, including a nearby rail station within walking distance, commuting is effortless.

As you approach, a private driveway welcomes you, providing ample off-road parking and leads to a detached garage. Step through the main front entrance porch into a spacious and brightly lit central hallway, setting the tone for the elegance within. Two generously sized double bedrooms await, both neutrally decorated and offering serene views of the surroundings. The front left bedroom features an inviting bay window and integrated wardrobes, while the adjacent main bedroom indulges in a tiled en-suite bathroom.

A centrally positioned WC adds convenience, while the rear left reveals a spacious lounge bathed in natural light, courtesy of French-style patio doors opening onto the rear garden. The heart of the home, a modern fitted shaker kitchen finished in farmhouse cream, boasts a range of wall, base and tower units, complemented by integrated appliances and chic contrasting work surfaces. An ample dining area overlooks the rear garden through a second set of patio doors.

Outside, the private rear garden beckons with its well-tended lawn, bordered by charming flower beds, shrubs and red brick walls. An expansive patio terrace provides the perfect setting for outdoor entertaining.

Spanning a generous 1299 square feet and equipped with gas central heating, double glazing and a coveted central village location, this delightful true bungalow invites you to experience the epitome of comfortable living. Schedule your viewing today to witness the allure of this exceptional residence.











THE LUXURY PROPERTY SPECIALISTS

Liverpool Road, Southport

A&P