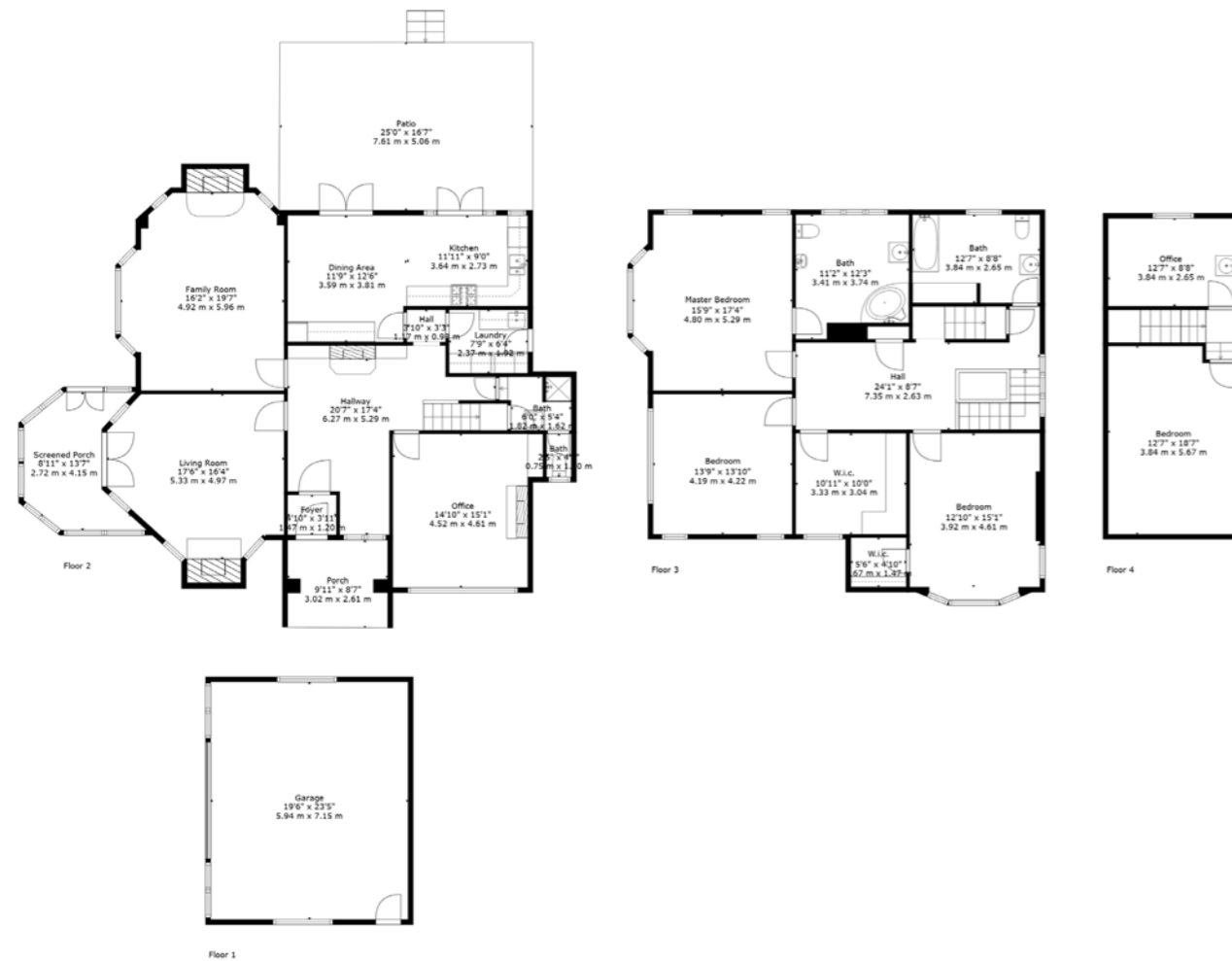




Southport: 01704 778668  
 Ormskirk: 01695 570102  
 Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

ARNOLD & PHILLIPS  
 ESTATE AGENTS

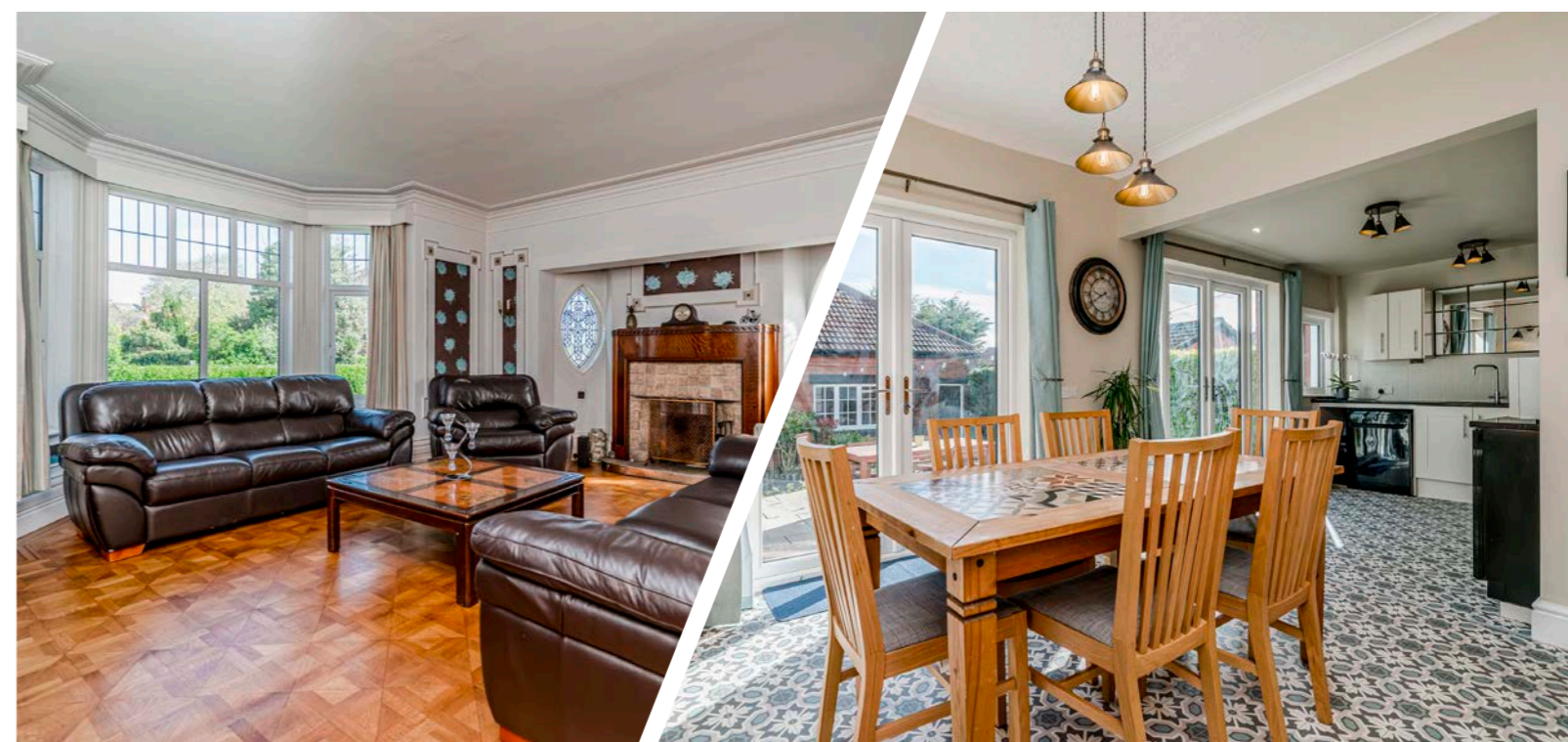
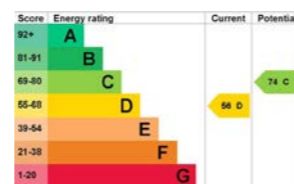


**TOTAL: 3051 sq. ft, 283 m2**  
 Below Ground: 0 sq. ft, 0 m2, FLOOR 2: 1408 sq. ft, 131 m2, FLOOR 3: 1316 sq. ft, 122 m2, FLOOR 4: 327 sq. ft, 30 m2  
 EXCLUDED AREAS: GARAGE: 457 sq. ft, 42 m2, SCREENED PORCH: 108 sq. ft, 10 m2, PORCH: 85 sq. ft, 8 m2,  
 PATIO: 415 sq. ft, 39 m2, FIREPLACE: 22 sq. ft, 2 m2, BAY WINDOW: 11 sq. ft, 1 m2,  
 LOW CEILING: 66 sq. ft, 6 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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

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

Allerton Road, Southport  
 Offers in Excess of £700,000



Arnold & Phillips are delighted to bring to market a rare opportunity to acquire this exceptional six-bedroom detached family home, nestled within an enviable corner plot along the prestigious Allerton Road in Churchtown, Southport.

With its generous proportions, free-flowing layout and timeless charm, this residence offers a rare opportunity to embrace elegant family living against a characterful period backdrop.

Conveniently located near Churchtown village, residents enjoy easy access to a diverse range of local amenities and independent retailers, while superb transport links and proximity to reputable schools add to the appeal.

Approached via secure gates and an attractive carriage driveway, the property boasts extensive wrap-around gardens, with off-road parking and a four-car pitched garage providing ample space for multiple vehicles.

The ground floor features an impressive grand reception hallway, three expansive reception rooms, all of which are bathed in natural light and adorned with period features, with two of the rooms benefiting from original parquet flooring. At the rear, a spacious open-plan family dining kitchen awaits, complete with fitted units, integrated appliances, premium work-surfaces and access to a large patio terrace overlooking the rear garden. This floor is completed with a handy utility room and bathroom.

Upstairs, four generously sized family bedrooms await on the first floor, each neutrally decorated and enjoying pleasant views. Two family bathrooms on this level are adorned with quality fixtures and fittings. The second floor completes the internal living space with two additional bedrooms of ample size. Already a large property, the ability to further extend and develop would be easily achieved if desired.

Externally, a premium Indian stone patio terrace surrounds the property, providing an ideal setting for outdoor entertaining or relaxation amidst the beautifully landscaped gardens, which offer a tranquil oasis of privacy. With a new roof installed in 2021 and a stunning period facade, this remarkable property appeals from all angles.

Spanning over 3,000 square feet and benefiting from gas central heating and double glazing throughout, this captivating property offers a blend of space, comfort and character. Internal inspection is highly recommended to fully appreciate the countless features and possibilities this remarkable home has to offer.





#### KEY FEATURES

Exceptional Detached Home

Six Bedrooms

Circa 3051 Square Feet

Spacious Open Plan Family  
Dining Kitchen

Three Expansive Reception  
Rooms

Beautifully Landscaped  
Wrap-Around Gardens

Carriage Driveway

Four-Car Garage

Superb Corner Plot



