



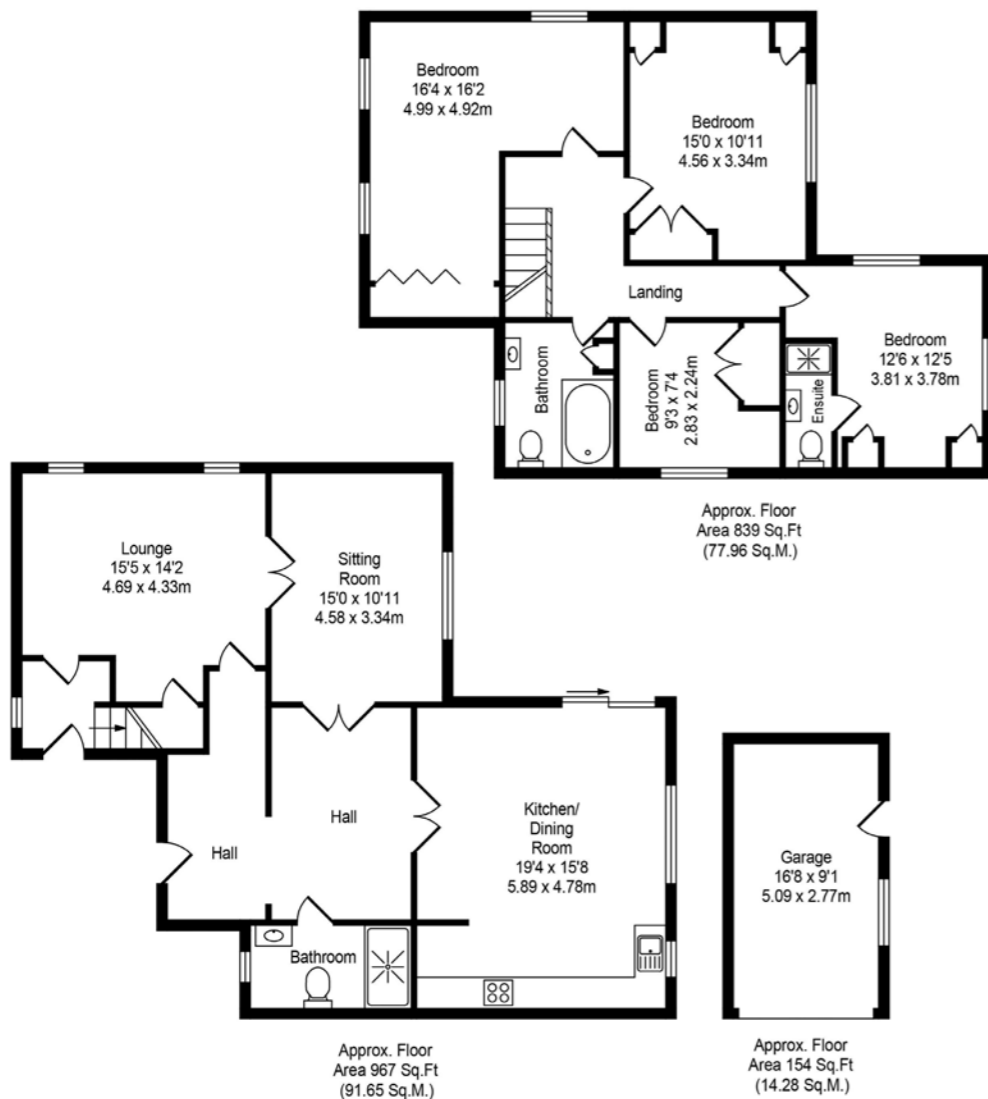
Southport: 01704 778668  
Ormskirk: 01695 570102

Chorley: 01257 241173  
Parbold: 01257 442789  
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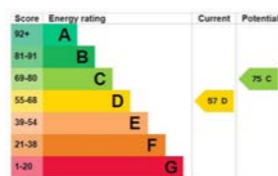
### Total Approx. Floor Area 1979 Sq.ft. (183.89 Sq.M.)

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: D

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](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

Walton Street, Southport  
Offers In Excess Of £430,000



Arnold & Phillips are delighted to bring to market a unique opportunity to acquire this spacious four-bedroom detached house of character, nestled privately along Walton Street in the heart of central Southport.

Boasting a prime location, just a stone's throw away from Southport's plethora of amenities, independent retailers, and excellent transport links, this property is a dream for discerning buyers. Ideal for professionals, families, and those seeking luxury downsizing, this residence offers a lifestyle of convenience and character.

As you approach, a double private driveway leading to a garage provides parking space for multiple vehicles, ensuring convenience for residents and guests alike. Upon entering the spacious ground floor, you'll be greeted by two generously sized and inviting reception rooms, tastefully adorned with neutral decor and flooded with natural light. The impressive fitted dining kitchen is a marriage of convenience and style, featuring a wealth of storage space, integrated appliances, and a charming dining area. For added convenience, a ground floor shower room and two entrances offers flexibility and potential for an integrated annexe.

Upstairs, four generously proportioned family bedrooms, each with fitted wardrobes, await. The main bedroom boasts a modern tiled en-suite bathroom, while the main family bathroom features bath and overhead shower, vanity wash hand basin and wc.

Step outside to discover a generous garden enveloping the property, providing privacy and serenity. A spacious patio terrace invites outdoor gatherings, while the turfed lawn, bordered by lush trees and plants, creates a picturesque oasis.

With nearly 2,000 square feet of living space, gas central heating, double glazing throughout and an abundance of further future potential, this property offers both comfort and style.

Don't miss the opportunity to explore this stunning home further – internal inspection is highly advised to fully appreciate its charm and allure.





KEY FEATURES

SPACIOUS DETACHED HOME

FOUR BEDROOMS

NEARLY 2000 SQ FT

TWO RECEPTION ROOMS

INTEGRATED ANNEXE POTENTIAL

OFF ROAD PARKING FOR MULTIPLE VEHICLES & GARAGE

PRIVATE GARDENS

CENTRAL SOUTHPORT LOCATION



