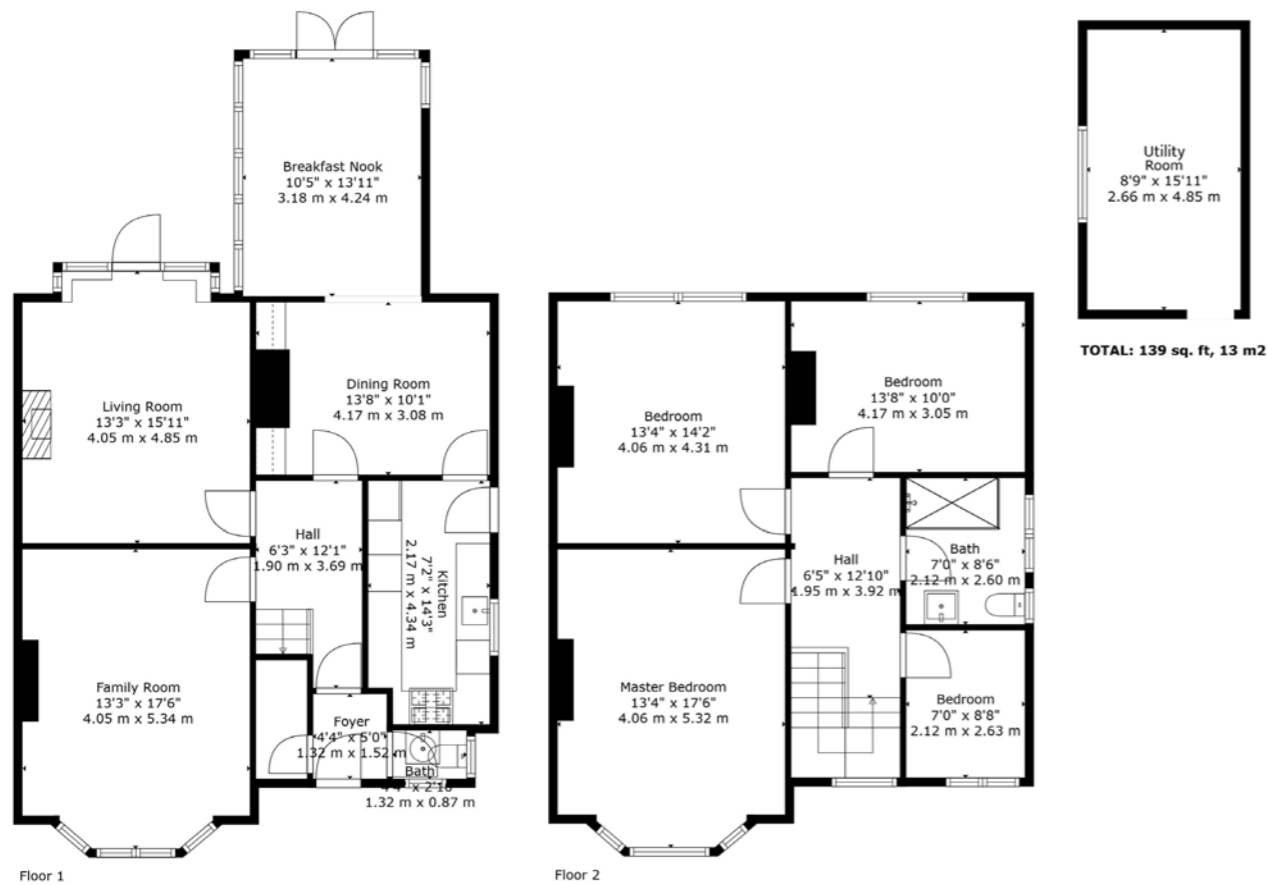




Southport: 01704 778668  
 Ormskirk: 01695 570102  
 Parbold: 01257 442789  
 Chorley: 01257 241173  
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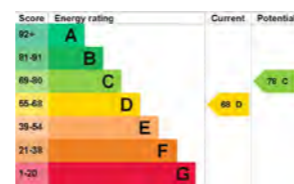


**TOTAL: 1734 sq. ft, 161 m<sup>2</sup>**  
 FLOOR 1: 939 sq. ft, 87 m<sup>2</sup>, FLOOR 2: 795 sq. ft, 74 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 21 sq. ft, 2 m<sup>2</sup>

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

Tenure: We are advised by our client that the property is Leasehold  
 Term of Lease: 999 years  
 Ground Rent Payable: £37 every six months  
 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  
 Asking Price £499,950



Arnold & Phillips are delighted to bring to market this beautifully presented and tastefully extended four-bedroom semi-detached family home, positioned beautifully within a well-established and generous plot along Liverpool Road in Ainsdale.

Ideally situated this vibrant and well-considered family home resides within comfortable walking distance to Ainsdale Village which provides an array of popular amenities, superb transport and commuter links with the local rail station also close at hand and also falls within the catchment area for both highly regarded local primary and secondary schools.

With off-road parking for multiple vehicles and a well-manicured front garden, access is provided via the impressive front entrance porch. The front of the property enjoys a large bay-fronted main lounge which is centred around an ornate fireplace and provides wooden flooring underneath and a high-level of décor. Adjoining this large lounge is an additional second sitting room which provides the same high level of décor, this time centred around a feature log-burning fireplace and flooded in an abundance of natural light via modern patio doors. A fully-fitted premium kitchen, complete with a wealth of integrated appliances, wood-effect work-surfaces and overall contemporary design flows through to an ample third reception room which enjoys a recessed second multi-fuel log burner and benefits from an adjoining orangery extension which is presently being utilised as a large dining room.

The first floor enjoys four well-proportioned family bedrooms, three of which are double in size and all finished to a good standard, enjoying pleasant outlooks over the surrounding area. The property is well-served by a stunning family bathroom which provides walk-in triple shower vanity wash hand basin, WC and beautiful heritage wooden panelling.

Externally the property provides a fully detached garage which has been cleverly converted into a multi-functional utility room although could also perform well as a summerhouse or detached office space. The rear garden is not overlooked and has to be seen to be fully appreciated. A beautiful and well-established collection of trees and plants complement the centrally turfed lawn and large patio terraces provide the perfect place on which to dine al-fresco and entertaining. Extending to a generous 2,029 square foot of prime family living accommodation finished to an exquisite level throughout, this free-flowing and beautifully presented family home will require immediate viewing to avoid disappointment.



