



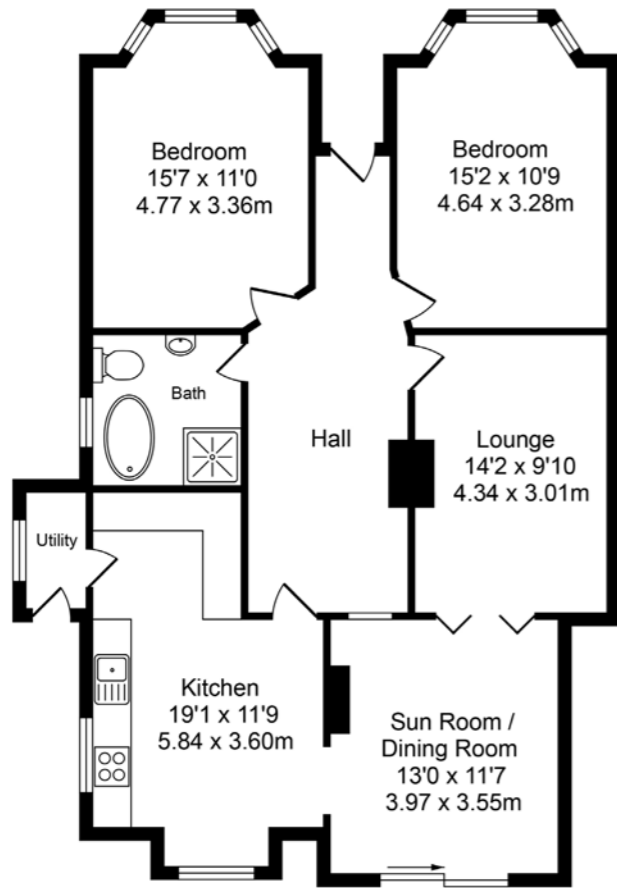
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ARNOLD & PHILLIPS  
ESTATE AGENTS

### Total Approx. Floor Area 1062 Sq.ft. (98.7 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 1062 Sq.Ft (98.7 Sq.M.)

Tenure: We are advised by our client that the property is Leasehold  
Term of Lease: 999 years from 1st May 1933  
Years Remaining on Lease: 908 years  
Ground Rent: £6.00 p.a. (Peppercorn Rent)  
Council Tax Band: D  
Details Prepared: 06/06/2024

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

Bakers Lane, Southport  
Offers in the Region Of £395,000



Arnold & Phillips are delighted to present an exciting opportunity to acquire this beautifully presented and renovated two-bedroom detached true bungalow, attractively situated along the popular Bakers Lane in Churchtown, Southport.

This vibrant bungalow is ideally positioned within close proximity to a host of local amenities as well as Churchtown Village, and benefits from excellent transport and commuter links.

Accessed via a flagged private driveway, this double-fronted property offers appeal from every angle. The front of the property features two spacious double bedrooms, both illuminated by picture bay windows. Centrally located is a modern tiled family bathroom, offering a freestanding bath, separate shower, WC, and vanity wash hand basin, all finished in a stylish tiled design. Adjacent to the bathroom is the main living room, which is well decorated and centred around a contemporary feature fireplace. This space also has the potential to be utilised as a third bedroom if required.

The rear of the property boasts a fully fitted dining kitchen with adjoining utility room, featuring an array of wall, base, and tower units finished in a modern shaker design, along with a range of integrated appliances and premium contrasting work surfaces. The modern kitchen flows seamlessly into an adjoining dining sunroom, which overlooks the rear garden through sliding patio doors.

Externally, the property enjoys an established and private garden, with multiple areas of interest bordered by a variety of mature trees, plants, and shrubs. A centrally turfed lawn and a generous patio terrace provide the perfect setting for outdoor gatherings. With gas central heating and double glazing throughout, this attractive bungalow extends to a generous 1,062 square feet of living accommodation and is well worthy of internal inspection.





KEY FEATURES

Beautiful Detached True Bungalow

Two Bedrooms

Circa 1062 Square Feet

Premium Modern Kitchen

Established & Private Rear Garden

Driveway Parking

Popular Location



