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 ESTATE AGENTS

**Total Approx. Floor Area 2496 Sq.ft. (230.92 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 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

Leyland Road, Southport  
 Offers in Excess of £380,000



Arnold & Phillips are delighted to present an exciting opportunity to acquire this exceptional three-bedroom semi-detached Victorian property, ideally positioned along the popular Leyland Road in Southport.

Perfectly situated, this versatile home is within close proximity to both Churchtown Village, Southport Town Centre and Hesketh Park, offering a wide range of local amenities and superb transport and commuter links. With several reputable schools nearby, this property is ideal for both working professionals and families.

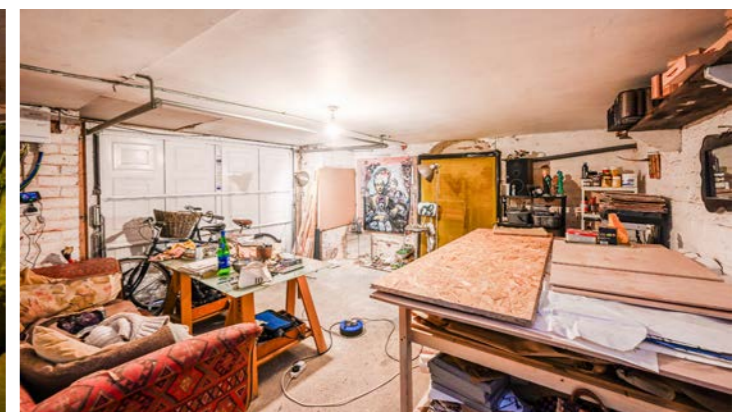
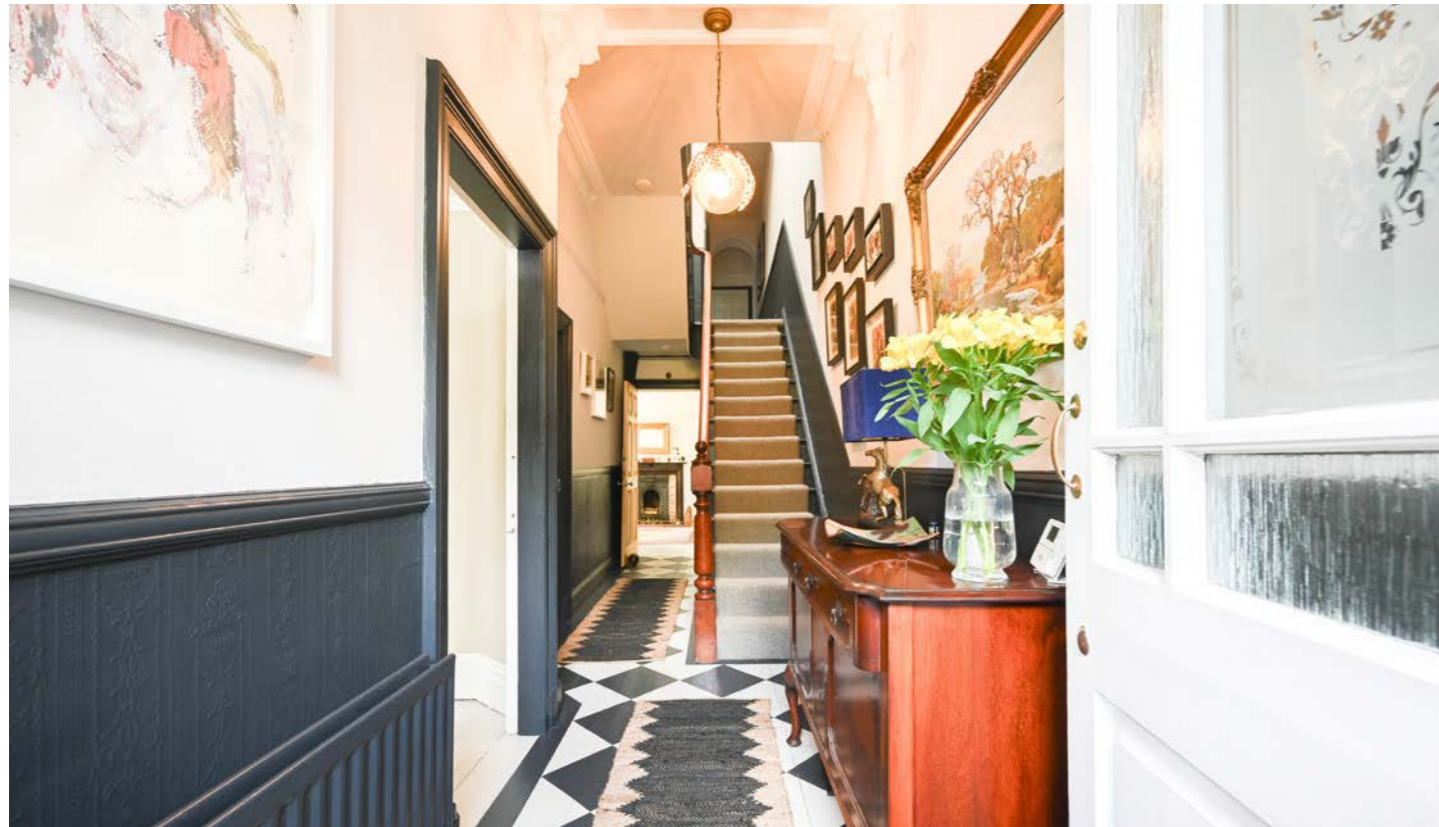
Approached via a private driveway, the ground floor features four generously proportioned reception rooms, all decorated to a high standard and bathed in natural light from large picture windows. The rear of the property boasts a thoughtfully curated kitchen, complete with a range of integrated and free-standing appliances, abundant storage units, and premium concrete work-surfaces. This attractive space flows seamlessly into a rear sunroom that overlooks the extensive rear gardens.

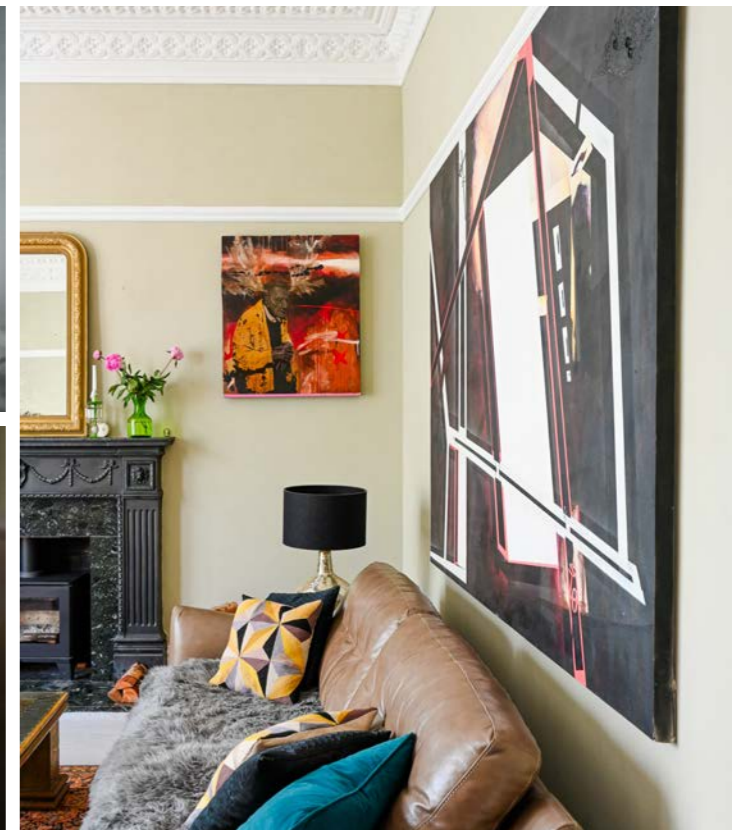
The generous basement is currently used as an artist studio and storage area but can easily be re-purposed into additional living accommodation, enjoying its own private access.

The first-floor hosts three well-proportioned double bedrooms, each tastefully decorated and offering pleasant views of the surrounding area. The main bedroom is particularly spacious and features a dual aspect outlook. The property also includes a fitted family bathroom with a bath, shower, WC, and vanity wash hand basin.

Externally, the established rear garden is predominantly laid to lawn and is not directly overlooked, creating a serene private retreat. An ample patio terrace provides an ideal space for outdoor gatherings.

Extending to around 2,500 square feet and featuring gas central heating, original sash windows to the front and double glazing to the rear, internal inspection is highly recommended to fully appreciate all that this remarkable property has to offer.





**KEY FEATURES**

- Exceptional Semi-Detached Victorian Home
- Three Bedrooms
- Circa 2496 Square Feet
- Four Reception Rooms
- Thoughtfully Curated Kitchen
- Generous Basement
- Established Rear Garden
- Driveway Parking
- Superb Location



