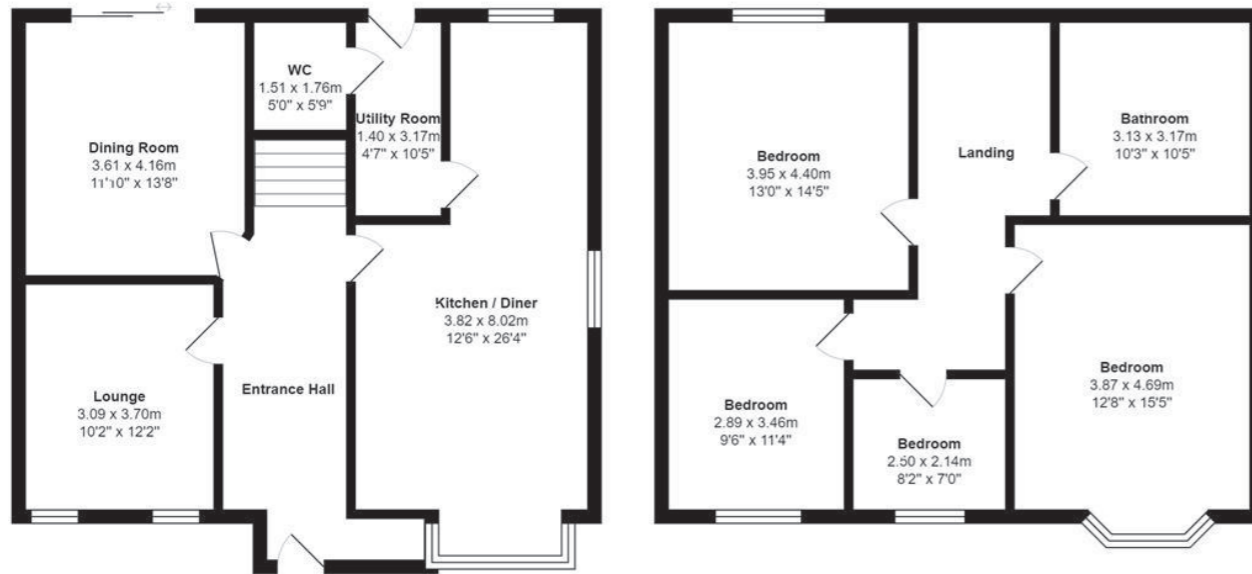




Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

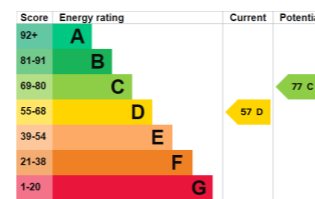
Parbold: 01257 442789  
 Chorley: 01257 241173



Total Area: 167.0 m<sup>2</sup> ... 1798 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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

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.



Arnold & Phillips are pleased to offer for sale this spacious four-bedroom semi-detached double-fronted property, residing attractively within a generous corner plot along the popular Sussex Road in the heart of Southport.

Brightside boasts a harmonious blend of classic charm and modern living, making it an ideal home for families and professionals alike. Located conveniently close to top-rated schools, a variety of shops, and numerous amenities, this property ensures a lifestyle of convenience and comfort.

Southport is a highly appealing area known for its picturesque coastline, vibrant community, and excellent transport links. Residents benefit from easy access to major roadways and public transportation options, including nearby train stations and bus routes, facilitating smooth commutes to Liverpool, Manchester, and beyond. The town offers a range of recreational facilities, beautiful parks, and local attractions, contributing to an active and enjoyable lifestyle.

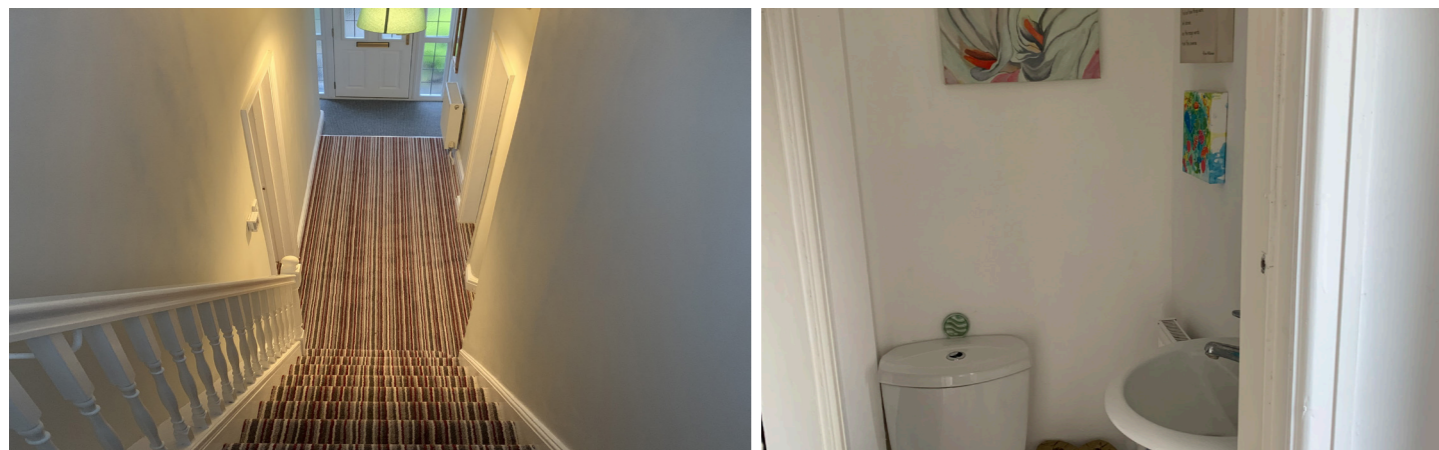
The exterior of Brightside is equally impressive, with its striking double-fronted facade and well-maintained garden. The property is approached via a charming pathway bordered by lush greenery, creating a welcoming and aesthetically pleasing entrance.

The ground floor of the property includes two spacious dedicated reception rooms, perfect for entertaining or family gatherings. The large open-plan family dining kitchen is the heart of the home, featuring an array of premium shaker wall, base, and tower units and contrasting work surfaces. An ample dining area enhances the functionality of this space and the handy separate utility room has space for a fridge/freezer and plumbing for a washer and dryer. Additionally, a centrally positioned WC adds convenience to the ground floor layout.

On the first floor, the property boasts four well-proportioned family bedrooms, three of which are double in size and all neutrally decorated, offering a serene and comfortable retreat for each family member. The modern family bathroom is well-appointed and caters to the needs of the household. The loft space has been boarded, equipped with lighting and features electric sockets, making it an ideal storage area.

Externally, Brightside continues to impress with its garden and colourful plants and shrubs at the front, with the rear paved and extremely easy to maintain, providing a tranquil oasis for relaxation. A detached garage/workshop has been plastered with the addition of lights and sockets. This offers additional storage and utility space or to be utilised as a studio or hobby room completing the accommodation available. A private driveway with parking for several vehicles is accessed via Lukes Road.

With approximately 1,800 square feet of living space, gas central heating, and double glazing throughout, internal inspection of this remarkable property is highly advised to fully appreciate the quality and potential it offers.





KEY FEATURES

- Double Fronted Semi Detached Home
- Four Well Proportioned Bedrooms
- Circa 1798 Square Feet
- Two Spacious Reception Rooms
- Open Plan Dining Kitchen
- Easy Maintainable Rear Garden
- Detached Garage/ Workshop
- Popular Location







