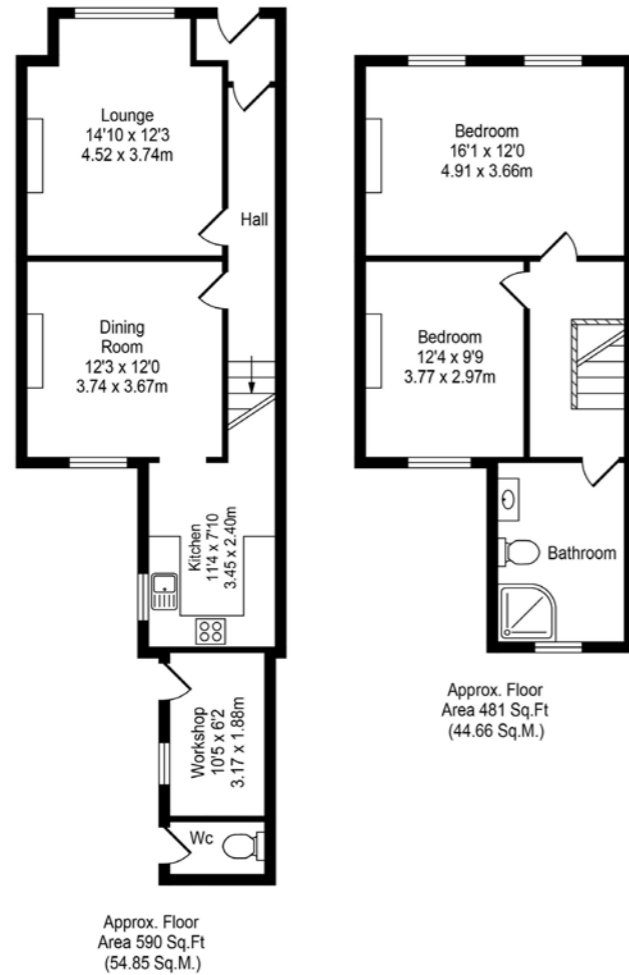




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
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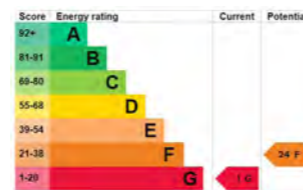
Total Approx. Floor Area 1071 Sq.ft. (99.51 Sq.M.)

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
 Council Tax Band:

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. 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 this beautifully renovated two-bedroom semi-detached property for sale, residing attractively along the popular Upper Aughton Road in Southport. Ideally positioned within walking distance of the vibrant Birkdale village, this charming home benefits from a prime location with excellent schools, diverse shops, and various amenities nearby. The property also provides off-road parking for multiple vehicles, adding to its appeal for families and professionals alike.

Southport is a highly sought-after area known for its picturesque landscapes, lively community, and excellent transport links. Residents enjoy easy access to nearby train stations and bus routes, ensuring a seamless commute to surrounding towns and cities. The area is also home to numerous parks, recreational facilities, and cultural attractions, making it an ideal place to live.

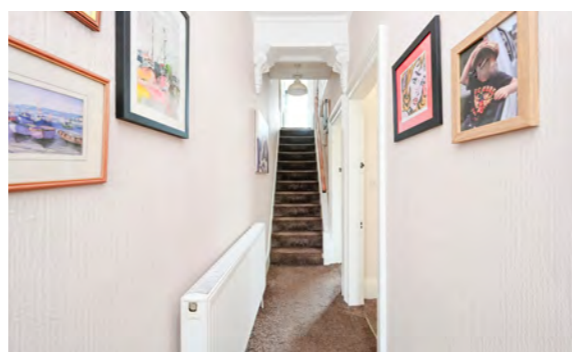
Approaching the property, you are greeted by a well-maintained exterior that exudes curb appeal. The front garden features a neatly kept lawn and a driveway that accommodates multiple vehicles. The house itself has a charming façade with large windows that allow for plenty of natural light, enhancing its welcoming appearance.

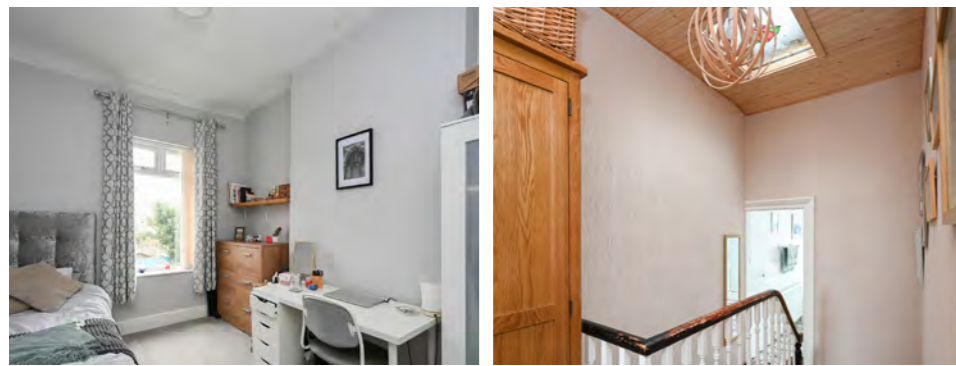
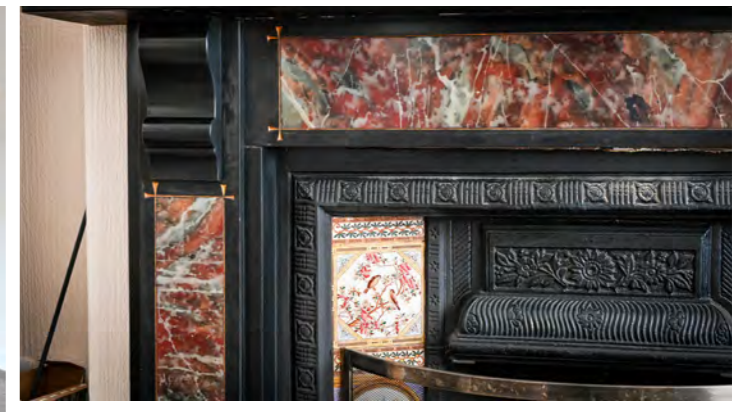
Upon entering the ground floor, you will find two spacious dedicated reception rooms, both centred around a feature fireplace, providing a cosy and inviting atmosphere. The rear of the property boasts a modern kitchen equipped with an array of wall, base, and tower units, featuring a range of integrated appliances and stylish contrasting work surfaces. Additionally, the rear of the property includes a workshop and a downstairs WC, which could be converted to a ground floor family bathroom, potentially allowing for a third bedroom on the first floor.

Upstairs, the property offers two spacious bedrooms, both neutrally decorated to create a bright and airy feel. The modern family bathroom is well-appointed with a corner shower, WC, and vanity wash hand basin, ensuring comfort and functionality for all residents.

Externally, the rear of the property boasts a stunning professionally landscaped garden that is sure to delight. A beautiful patio terrace is centred around a pergola with a brick-built raised fishpond, providing an ideal space for entertaining. The rear of the garden features turfed lawns bordered by an assortment of thoughtfully considered plants, shrubs, and flowers, creating a serene and private outdoor haven.

Owning this property offers numerous benefits, including gas central heating and double glazing. Extending to just under 1,100 square feet, this home is ideal for first-time buyers, working professionals, and families. It offers a perfect blend of modern amenities and stylish appeal, making it a desirable place to call home.





KEY FEATURES

BEAUTIFULLY RENOVATED
SEMI DETACHED PROPERTY

CIRCA 1071 SQ FT

TWO BEDROOMS

TWO SPACIOUS RECEPTION
ROOMS

MODERN KITCHEN

STUNNING PROFESSIONALLY
LANDSCAPED GARDEN

OFF ROAD PARKING FOR
MULTIPLE VEHICLES

POPULAR LOCATION



