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 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 3192 Sq.ft. (296.6 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. 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 bring to market an exciting opportunity to acquire 'Laurian' – a spacious and generously proportioned freehold five-bedroom semi-detached property, nestled attractively along the popular Leicester Street in the heart of Southport.

Ideally located within a short walking distance to Lord St and the beachfront, superb transport and commuter links are provided via the nearby rail station with several highly regarded schools in convenient proximity making this property ideal for families and working professionals alike.

Whilst the property would benefit from a course of cosmetic modernisation throughout, the abundant potential is clear for all to see and is reflected in the price. Given its size and flexibility with aspects to both Leicester Street and Avondale Road it may also be of interest for further development, subject to the necessary planning permissions.

'Laurian' is approached via a private driveway providing off road parking for multiple vehicles. Access is granted via the main front entrance porch into a light and spacious hallway which leads to a front lounge with high ceilings, period coving features, and a beautiful feature fireplace. Also leading off the hallway is a second entertaining room, also benefitting from a feature fireplace, and the downstairs bathroom. To the rear is a large fitted kitchen/dining area with fireplace. This also provides separate entrance from the side of the property together with direct access to the garage. The property further enjoys a large cellar which extends to around 765 square feet and would be ideal for further development such as a family games room.

The first floor accommodation boasts four double bedrooms and one single bedroom to suit the whole family. The large main bedroom is situated to the front of the property and enjoys dual aspect windows and spans the full width of the property providing plenty of room for furnishings. A second family bathroom is also located on the first floor and benefits from a three-piece suite finished in white with shower over bath, toilet, and wash hand basin. The bathroom is part tiled in white porcelain making it easily maintainable.

As well as a garage the property has off road parking for multiple vehicles to the front and to the side via the private driveway. There is a private courtyard to the side of the property, currently used to provide outside seating for entertaining and relaxing. Extending to a generous 3,192 square feet 'Laurian' boasts an abundance of development potential and enjoys gas central heating and double glazing throughout. Internal inspection is highly advised to fully appreciate the true potential.





KEY FEATURES

- Spacious Semi-Detached Home
- Five Bedrooms
- Circa 3192 Square Feet
- Three Reception Rooms
- Cellar
- Integrated Garage
- Off Road Parking
- Courtyard
- Popular Location







