

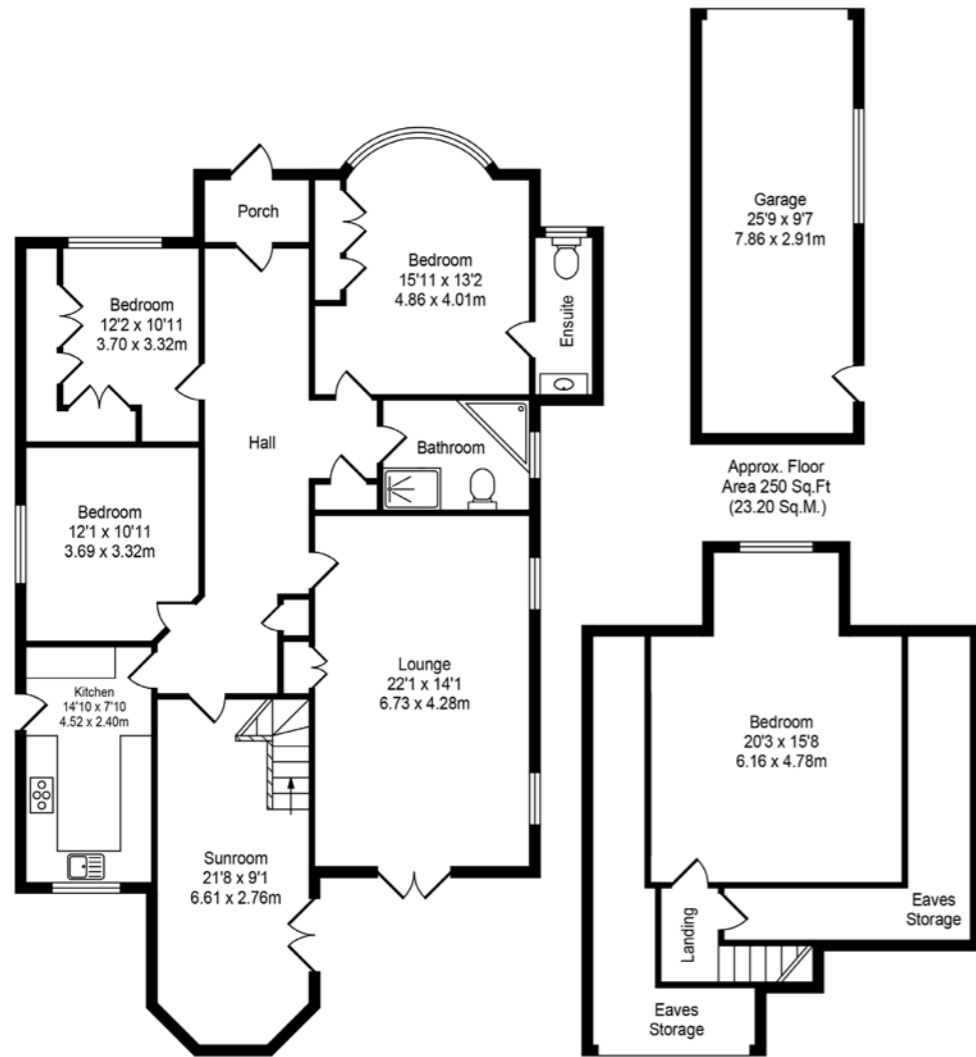


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Total Approx. Floor Area 2284 Sq.ft. (212.16 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

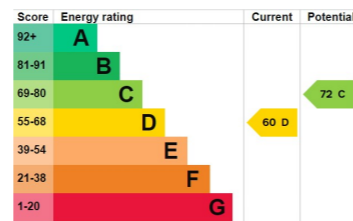


Approx. Floor Area 1469 Sq.Ft (136.49 Sq.M.)

Approx. Floor Area 565 Sq.Ft (52.47 Sq.M.)

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

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 delighted to present this compelling four-bedroom detached dormer bungalow, located along the highly sought-after Silverthorne Drive in Churchtown, Southport.

Situated within a substantial plot, this versatile home offers endless potential and is perfect for buyers looking to create their dream property. The location is truly exceptional, with Churchtown village just a short stroll away, offering an array of local shops, restaurants, and amenities. Renowned schools and excellent transport links are also within close reach, making this an ideal setting for families or those seeking a peaceful yet convenient lifestyle.

Churchtown is a charming and historic area known for its picturesque village atmosphere and green spaces. The nearby Botanic Gardens are a local gem, offering serene walks and community events. Transport links are superb, with regular bus routes connecting you to Southport town centre and beyond. For those who commute, easy access to major road networks ensures seamless travel to Liverpool, Preston, and other surrounding areas, enhancing the property's appeal.

The exterior of the property is both inviting and spacious. Approached via a private driveway leading to a detached garage, the property's frontage features a neatly maintained garden, setting the tone for the character and space found within. The entrance is welcoming, with a well-proportioned driveway offering ample parking. The property's traditional design and attractive setting create a striking first impression, enhanced by its position within a peaceful and established neighbourhood.

Upon entering, you are greeted by a generous entrance hallway that flows seamlessly into the ground floor living spaces. The property benefits from two large reception rooms, both filled with natural light thanks to their well-placed windows. The main living room is particularly impressive, with dual aspect views offering a bright and airy atmosphere. The fitted kitchen showcases traditional shaker-style units and integrated appliances, providing plenty of space for family dining and meal preparation. Additionally, the ground floor includes three spacious double bedrooms, all neutrally decorated and featuring fitted wardrobes. The master bedroom is further enhanced by en-suite facilities. A well-appointed family bathroom completes the ground floor accommodation, offering convenience and functionality.

The first floor boasts a large double bedroom with generous eaves storage, offering versatility for use as a guest suite, office, or additional living space. The room's size and flexibility provide ample opportunities for personalization, making it a standout feature of the property.

The rear garden is a true highlight, offering privacy and tranquillity. A large patio terrace wraps around the property, creating the perfect space for outdoor entertaining or simply relaxing. The garden extends to a well-kept lawn, bordered by mature trees, plants, and shrubs, providing a peaceful retreat for all ages to enjoy. With multiple areas to explore and cultivate, the garden is a major asset to this home.

This spacious dormer bungalow offers a fantastic opportunity for those looking to downsize without compromising on space or location. With a generous 2,284 square feet of living space, gas central heating, and double glazing throughout, this property presents the perfect canvas for modernisation and enhancement. Viewing is highly recommended to fully appreciate the scale, potential, and charm that this exceptional property has to offer.

