

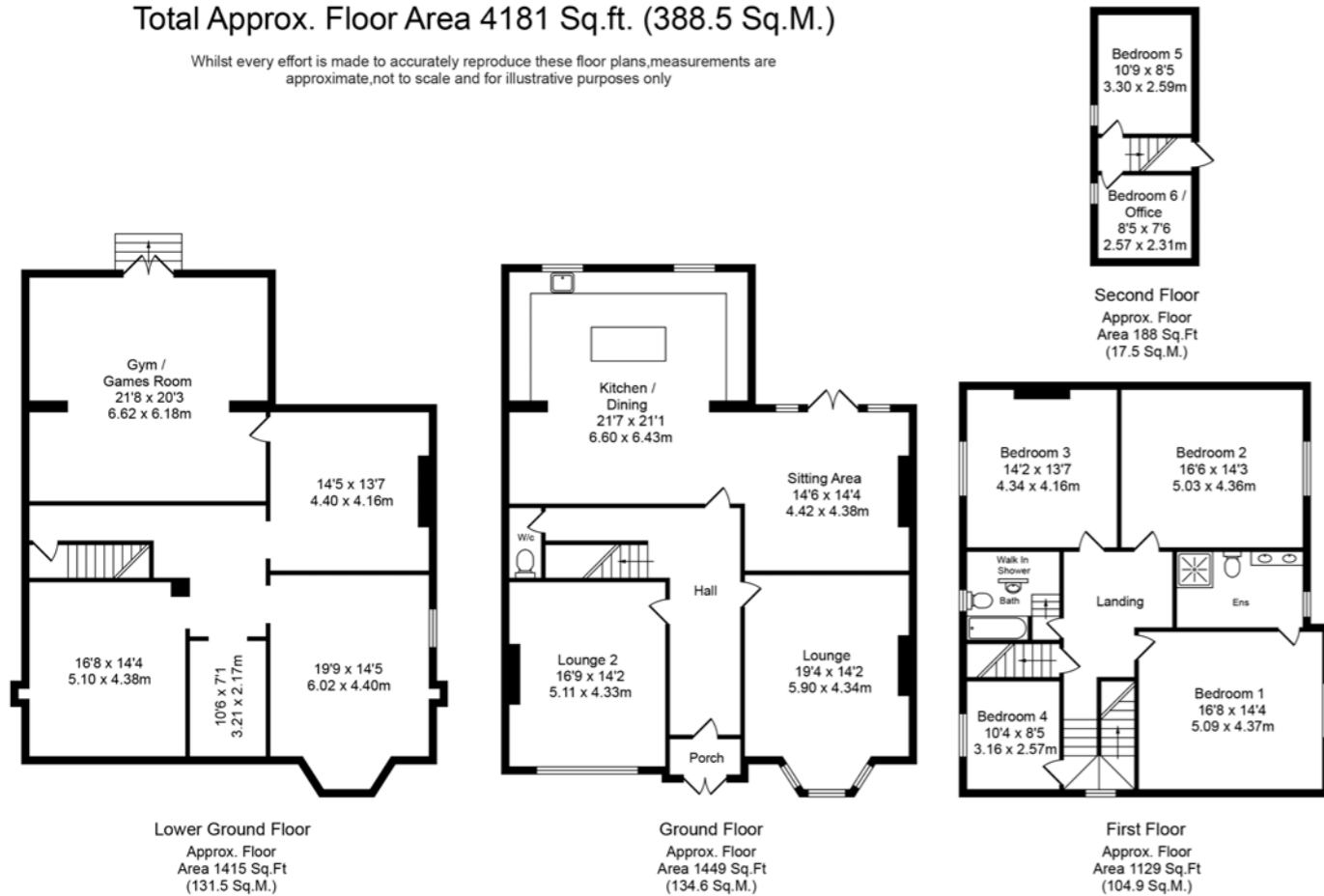


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 ESTATE AGENTS

Total Approx. Floor Area 4181 Sq.ft. (388.5 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: 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 thrilled to present this prestigious six-bedroom detached property, situated on the highly sought-after Chambres Road, offering a rare opportunity to acquire a truly special family home in a prime location within central Southport.

This charming residence boasts a perfect balance of contemporary living and timeless elegance, making it an ideal choice for families or discerning buyers. Conveniently positioned close to excellent schools, local shops, and a wide array of amenities, the property benefits from being near the centre of Southport, whilst also enjoying close proximity to both Birkdale and Churchtown villages. Additionally, the area offers a selection of independent boutiques, cafes, and restaurants, ensuring a vibrant and active lifestyle for its residents.

This property is perfectly placed for those seeking both peace and convenience. With excellent transport links, including multiple nearby local rail stations, commuting to Liverpool, Manchester and beyond is effortless. The area is renowned for its leafy surroundings, highly rated schools and stone community feel, making it a popular choice for families. Nearby, you'll find parks and recreational facilities that offer plenty of outdoor activities.

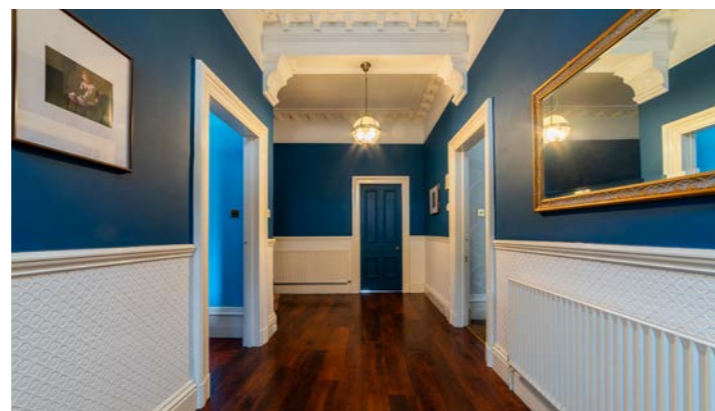
The exterior of the property is equally as impressive. Set back from the road, the home is approached via a private driveway, leading to a spacious parking area. The well-maintained front garden resides next to a recently installed Indian stone driveway, adding to the property's striking curb appeal. A beautiful double-fronted brick façade, large bay windows, and the welcoming entrance set the tone for what's to come inside.

Upon entering, the ground floor welcomes you with a bright and spacious hallway that leads to three dedicated and well-proportioned reception rooms. The expansive dining kitchen, perfect for family gatherings or entertaining, resides to the rear and boasts high-end appliances, a range of wall, base and tower units, a feature central island and premium Quartz work-surfaces. This contemporary kitchen flows into an ample dining area and further round into a cosy snug, centred around a modern multi-fuel log burning fireplace.

Upstairs, the property offers six spacious bedrooms arranged over two levels, each filled with natural light and offering generous storage space. The main bedroom features a modern en-suite bathroom, whilst the main bathroom has recently been installed and enjoys a lavish tiled walk-in shower, WC, free-standing bath and vanity wash hand basin. Each bedroom enjoys serene views of the surrounding area, making them restful retreats after a busy day.

The rear garden is an impressive space, perfect for outdoor living. With a well-kept lawn bordered by rustic red-brick walls, a large patio for al fresco dining and a separate decked area, the garden provides endless opportunities for relaxation and entertainment. The basement of the property is extensive in size and provides a number of integrated annexe options. The current owners have refurbished the rear of the basement to a high level, with it now providing a premium gym/games room, illuminated via modern patio doors with lead to the rear landscaped garden. The garden is enclosed, offering privacy and security, ideal for children or pets.

This property stands out for its impeccable attention to detail and high-quality finishes, blending contemporary convenience with character charm. From the spacious interiors to the beautifully landscaped garden, every aspect has been designed with modern living in mind. Whether you are looking for a family home or a peaceful retreat, this property offers everything you could desire. With its prime location, the property is also offered with no onward chain making this a rare opportunity to purchase an outstanding family home on a highly regarded road. Internal inspection is highly advised to fully appreciate this stunning family home.



Lower Ground Floor



KEY FEATURES
Prestigious Detached Property
Six Bedrooms
Circa 4181 Square Feet
Three Reception Rooms
Stunning Dining Kitchen
Gym/Games Room
Easy to Maintain Rear Garden
Ample Driveway Parking
Close to Town Centre
Sought-After Location



