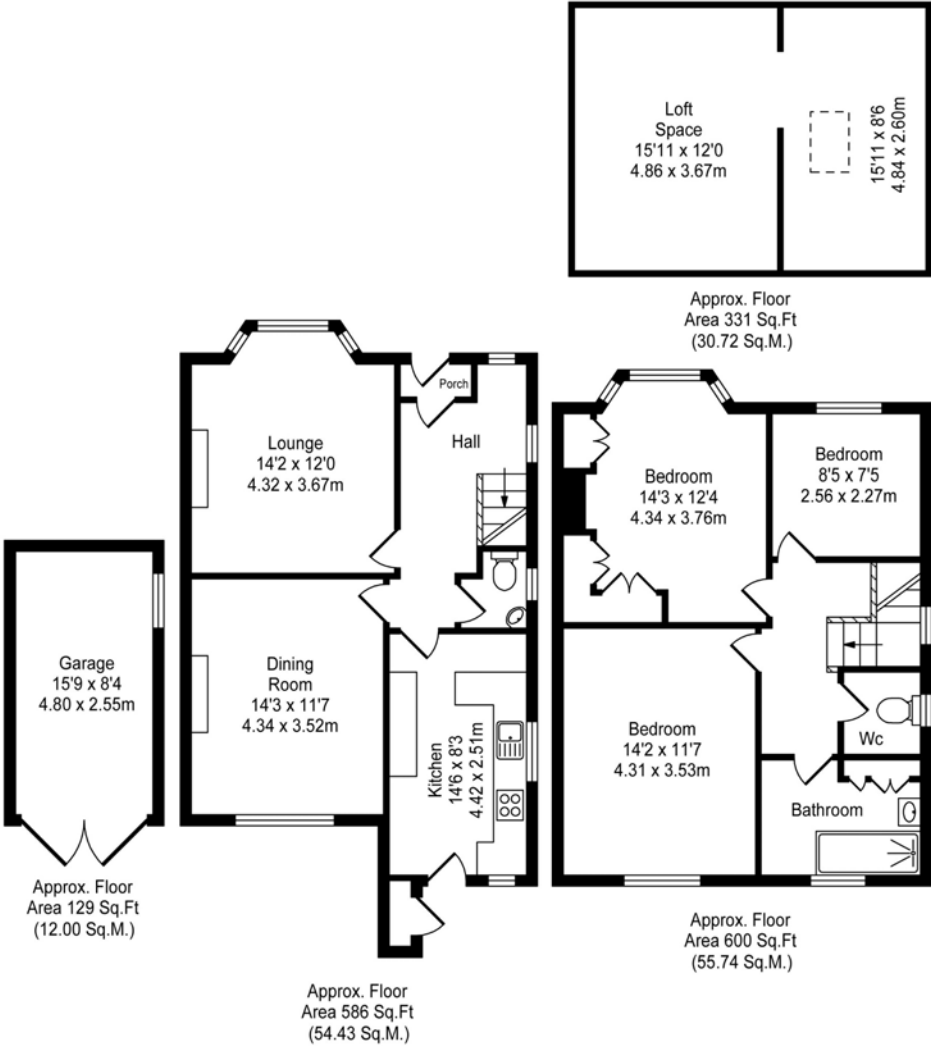




Southport: 01704 778668  
Ormskirk: 01695 570102  
Parbold: 01257 442789  
Chorley: 01257 241173  
arnoldandphillips.com

Total Approx. Floor Area 1315 Sq.ft. (122.17 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](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 and Phillips are delighted to present this charming three-bedroom semi-detached property, attractively positioned along the ever-popular Beresford Drive in Churchtown, Southport. Offering a wealth of potential, this much-loved home is ideal for those looking to craft their perfect family residence in the heart of one of Southport's most sought-after areas. With its appealing frontage, generous plot and proximity to excellent amenities, this property provides the perfect blend of convenience, space, and opportunity.

Set back from the road, the property benefits from a private driveway offering off-road parking, complemented by a detached garage for additional storage or vehicle space. The well-tended front garden adds to the home's inviting curb appeal, while mature greenery ensures a sense of privacy. Stepping inside, the layout immediately impresses with its practical yet adaptable design.

The ground floor begins with a welcoming and spacious main entrance hallway, adorned with original period features, which extends through into bright bay-fronted main living room, centred around a traditional feature fireplace that creates a cosy focal point. The room's generous proportions allow for versatile furniture arrangements, making it an ideal space for family relaxation or entertaining guests. To the rear of the home, a second well-proportioned reception room is currently utilised as a dining room, offering ample space for both everyday meals and more formal gatherings. The rear of the property enjoys a spacious kitchen, which is equipped with a range of fitted units, integrated appliances, and excellent storage options. The kitchen's practical layout could easily be enhanced or reimagined to create a contemporary open plan living and dining space, should the new owner wish.

Upstairs, the property offers three generously sized bedrooms. The main bedroom enjoys a quiet position overlooking the front garden and features fitted wardrobes that maximise storage without compromising on space. The second bedroom is similarly spacious, with views over the rear garden, while the third bedroom is perfect as a child's room, home office, or guest space. The main family bathroom is equipped with a recently installed walk-in shower - with the space available to re-insert a bath if desired, complemented by a vanity wash hand basin, with a separate WC adjoining for added convenience. The large loft has been boarded and provides an abundance of potential for conversion into a fourth bedroom or additional living space, subject to obtaining the necessary planning permissions. This appealing property enjoys a raft of period features, such as original doors and staircase, original Rosemary tiled roof and comfortably high ceilings, adding to the allure and charm of this versatile 1930's property.

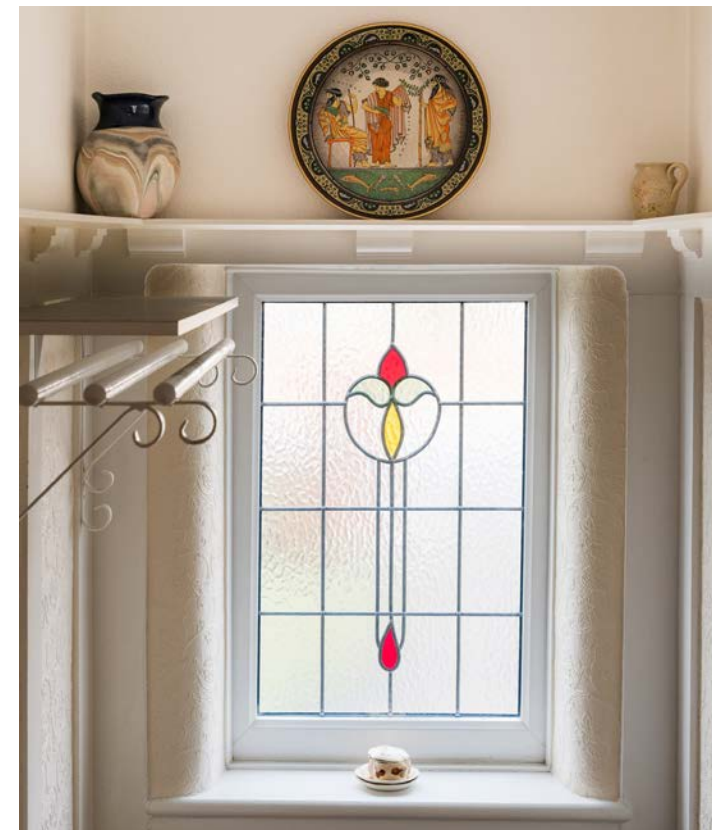
Externally, the property boasts a well-established and private rear garden, which is not directly overlooked. A well-tended lawn is bordered by a thoughtfully curated range of flower beds, plants and shrubs, creating a serene outdoor retreat. The spacious garden is perfect for outdoor seating, family barbecues, or simply enjoying the peaceful surroundings. The size and layout of the plot offer further scope for extending the property, both outwards and upwards, presenting an exciting opportunity to significantly enhance the home.

Located in the heart of Churchtown, this home is ideally situated for families and professionals alike. The area is renowned for its excellent local schools, with several highly regarded options within easy reach. Churchtown's vibrant village centre is just a short walk away, offering a range of boutique shops, cafés, and essential amenities. For those who commute, Southport town centre and nearby transport links provide convenient access to Liverpool, Preston, and beyond, making this an ideal base for balancing work and leisure.

While the property would benefit from some light cosmetic modernisation, the potential to transform it into a stunning family home is clear. Having recently benefitted from a new boiler and enjoying modern double glazing throughout, this versatile family home extends to approximately 1,315 square feet of living space and is offered with vacant possession and no onward chain. This home represents a rare opportunity to acquire a compelling property situated in a prime location. Early viewing is highly recommended to fully appreciate the space, potential, and lifestyle this property has to offer.







#### KEY FEATURES

Charming Semi-Detached Home

Three Bedrooms

Circa 1315 Square Feet

Two Reception Rooms

Fitted Kitchen

Well-Established Rear Garden

Good-Size Plot

Driveway Parking

Detached Garage

Popular Location









