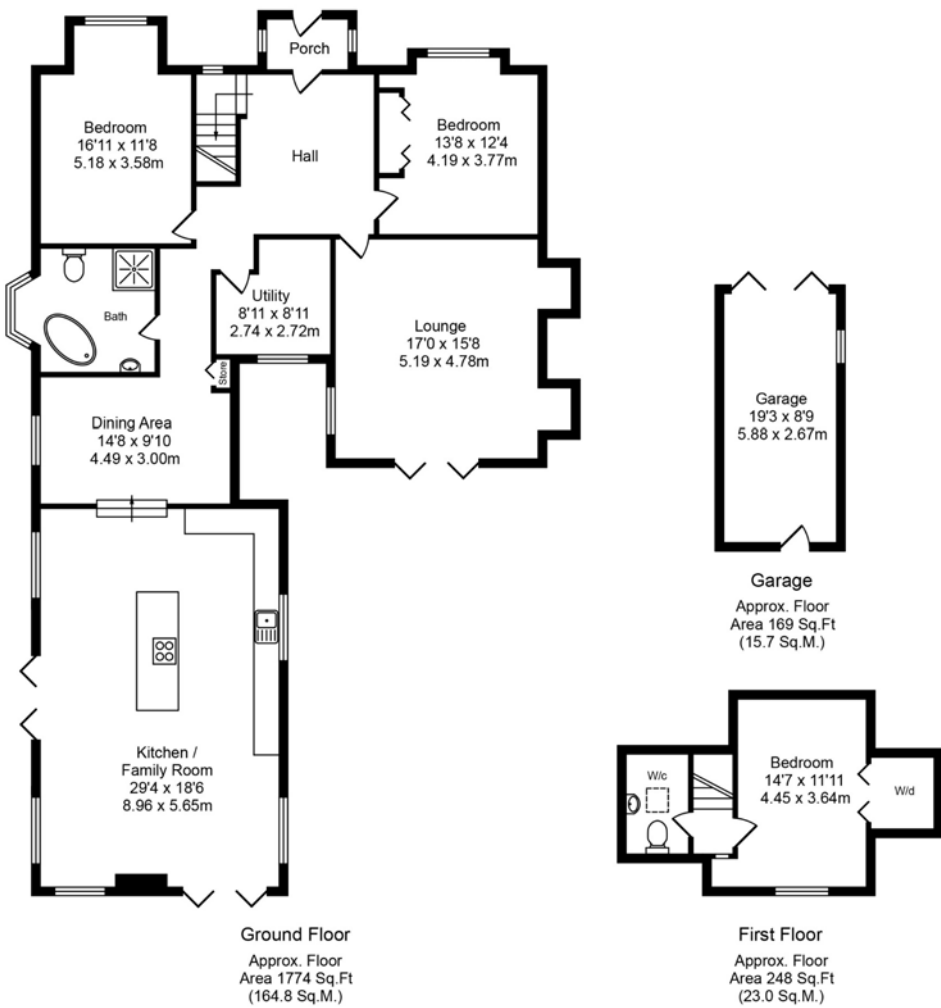




Southport: 01704 778668
Ormskirk: 01695 570102
Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 2191 Sq.ft. (203.5 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: E

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 and Phillips are delighted to present this beautifully finished three-bedroom detached bungalow, situated in the highly desirable area of Birkdale. Perfectly combining contemporary upgrades with functional living spaces, this home has been meticulously designed with modern lifestyles in mind. Whether you're a young family, professional couple, or looking to downsize without compromising on style or comfort, this property ticks all the right boxes.

As you approach, the home's smart frontage immediately makes a positive impression. The in and out driveway offers ample off-road parking, framed by low-maintenance landscaping that adds a touch of charm without requiring hours of upkeep. The front entrance is thoughtfully positioned, and as you step through the door, you're greeted by a warm and inviting hallway that hints at the high-quality finish that runs throughout the property.

The heart of this home is undoubtedly the stunning kitchen and living area extension at the rear. This open-plan space has been designed to maximise usability, offering a seamless flow between cooking, dining, and relaxation. The sleek kitchen boasts top-of-the-line appliances, plentiful storage options, and a central island that makes meal preparation or social gatherings a breeze. Adjacent to this is the spacious living area, which opens directly onto the rear garden through large glass doors. This connection to the outdoors enhances the sense of space and provides an ideal backdrop for hosting family and friends.

For those moments when you prefer a more private or intimate setting, the separate cosy living provides just that. It's a versatile space that could easily serve as a snug, reading room, or even a quiet workspace. The neutral tones and plush finishes make it feel welcoming and adaptable.

The bungalow also includes a thoughtfully designed utility room, positioned conveniently to keep household tasks out of sight but easily accessible. This practical addition is ideal for laundry, storage, or as an extension of the kitchen for those who love to keep an organised home.

The three bedrooms offer a mix of comfort and versatility. The main bedroom is particularly spacious, providing a relaxing retreat at the end of the day. The second and third bedrooms are equally well-proportioned and would make an excellent guest rooms or family bedrooms. Each room has been tastefully decorated, creating a blank canvas for you to make your mark.

The modern bathroom features high-end fixtures and fittings, with a carefully considered layout that includes both a bath and a separate shower. Its clean lines and luxurious touches make it a space where practicality meets indulgence.

Stepping outside, the rear garden is a true highlight. Designed for ease of maintenance, it features a combination of patio and lawn areas, offering plenty of space for outdoor seating and family activities. It's the perfect spot for enjoying sunny afternoons or evening meals, with privacy ensured by surrounding fencing and mature hedging.

Birkdale itself is a vibrant and sought-after location, offering a wealth of local amenities. The property is within easy reach of well-regarded schools, boutique shops, and a range of cafes and restaurants. For those needing to commute or travel further afield, excellent transport links are readily available, with Birkdale train station just a short distance away, connecting you to Southport, Liverpool, and beyond. The area also boasts beautiful parks and coastal walks, making it a fantastic choice for those who appreciate outdoor activities.

This bungalow is more than just a house; it's a home ready to be lived in and loved. Its combination of modern design, high-quality finishes, and practical features ensures it stands out in today's market. We would be thrilled to show you around and help you picture your future in this exceptional property. Please don't hesitate to get in touch to arrange your viewing.





KEY FEATURES

Beautiful Detached Bungalow

Three Bedrooms

Circa 2191 Square Feet

Stunning Kitchen and Dining Area

High-Quality Finishes

Fantastic Rear Garden

In & Out Driveway

Highly Desirable Location



