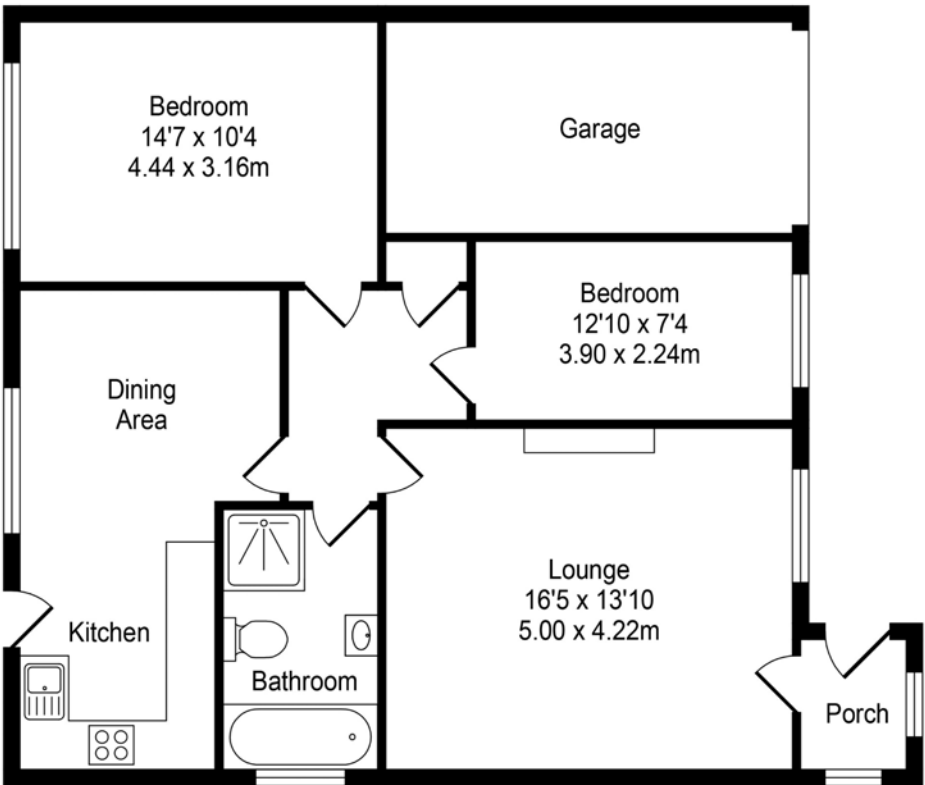




Southport: 01704 778668
Ormskirk: 01695 570102
Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 965 Sq.ft. (89.64 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 965 Sq.Ft
(89.64 Sq.M.)

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

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 offer this inviting two-bedroom detached bungalow, perfectly situated in the vibrant seaside town of Southport. This property combines comfort, practicality, and an adaptable layout, making it a superb choice for a wide range of buyers, from those seeking a peaceful retreat to professionals and small families looking for a well-connected home.

The bungalow welcomes you with a well-maintained frontage, where a near driveway leads to the integrated garage, providing secure parking and additional storage. The external presentation is understated and tidy, offering an excellent opportunity for personalisation. The property's single-storey layout ensures ease of living, with every room conveniently accessible and thoughtfully arranged.

Upon entering, you are greeted by a central hallway that flows seamlessly to the internal rooms. The spacious living area offers a relaxed yet versatile environment, ideal for unwinding after a long day or entertaining guests. Its generous proportions accommodate a variety of seating and layout options, making it easy to create a space that suits your style and needs.

This property boasts an open-plan kitchen and dining area, a feature that lends itself to modern living. The kitchen is well-appointed with ample counter space and cabinets, designed to maximise functionality while keeping the area streamlined and efficient. The adjoining dining space feels inclusive and sociable, perfect for casual meals or hosting dinners. Whether you're preparing breakfast or sharing an evening meal, this space balances practicality and comfort beautifully.

The property includes two well-sized bedrooms, each thoughtfully placed to provide privacy and quiet. These rooms offer flexibility, whether as dedicated sleeping areas, a home office, or a guest room. Both are proportioned to accommodate various furniture arrangements, ensuring they can adapt as your needs change. The family bathroom is fitted with all the essentials, offering an opportunity to update and customise if desired.

The integrated garage is a practical asset, serving as secure parking or extra storage for tools, bicycles, or hobbies. Its direct access to the home enhances convenience, especially during the colder months or when unloading shopping.

To the rear, the property enjoys a manageable garden space, providing an outdoor retreat without demanding extensive upkeep. The garden's layout allows for versatility, whether you wish to create a seating area for outdoor meals, a small play space, or a tidy lawn surrounded by potted plants. It's a pleasant extension of the indoor living spaces, perfect for enjoying Southport's mild coastal climate.

Southport itself offers an enviable lifestyle, with a blend of seaside charm and modern amenities. The property is conveniently located near local shops, supermarkets, and popular eateries, ensuring day-to-day essentials are within easy reach. For those with children or planning for the future, the area boasts reputable schools and family-friendly parks. Excellent transport links connect Southport to surrounding towns and cities, making commuting or exploring the wider area straightforward. With its long stretches of sandy beaches, bustling pier, and thriving cultural scene, Southport is a place where leisure and convenience coexist effortlessly.

This bungalow represents an excellent opportunity for those seeking a comfortable and well-located home with plenty of scope to make it their own. We would be delighted to show you around and discuss how this property could meet your needs. If you'd like to arrange a viewing or have any specific questions, please don't hesitate to get in touch.





