

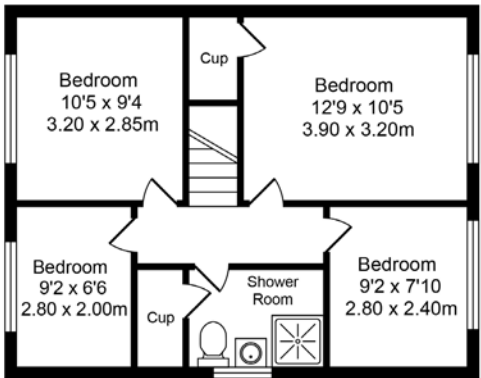


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ARNOLD & PHILLIPS
ESTATE AGENTS

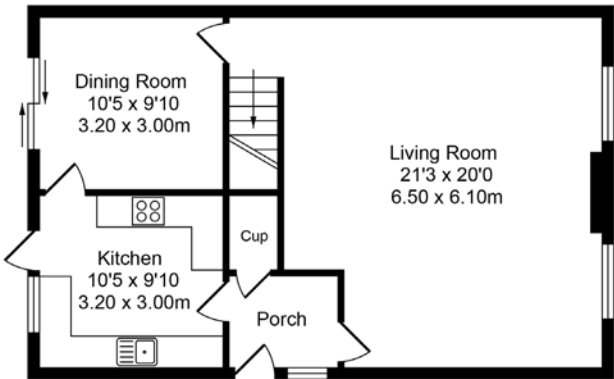
Total Approx. Floor Area 1160 Sq.ft. (107.7 Sq.M.)

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



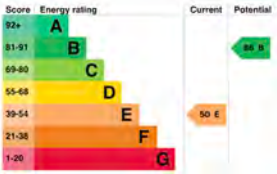
First Floor

Approx. Floor
Area 516 Sq.Ft
(47.9 Sq.M.)



Ground Floor

Approx. Floor
Area 644 Sq.Ft
(59.8 Sq.M.)



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

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.

THE LUXURY PROPERTY SPECIALISTS

Fleetwood Drive, Southport

A&P

Arnold and Phillips are delighted to present this four-bedroom semi-detached family home, ideally positioned along the ever-popular Fleetwood Drive in the heart of Banks Village, West Lancs. With a wealth of local amenities, highly regarded schools and excellent transport links all within easy reach, this versatile property presents a fantastic opportunity for families and professionals looking to create a home that suits their personal style and needs. While the property would benefit from some modernisation, the space and potential on offer make this an exciting prospect for buyers seeking a home they can truly make their own.

Set back from the road, the property is approached via a private driveway, offering ample off-road parking for multiple vehicles. The entrance is accessed via a side porch, providing a useful space for coats and shoes before stepping into the main living accommodation. Inside, the home is well laid out with a spacious and inviting living room positioned at the front of the property. With two windows allowing for an airy and comfortable feel, this room provides a generous space for both relaxation and socialising.

Flowing seamlessly from the living room, the dining area offers ample room for family meals or entertaining, with sliding patio doors that open out onto the rear garden. This practical connection between indoor and outdoor spaces enhances the functionality of the home, whether it be for everyday use or hosting gatherings. Adjacent to the dining room, the fitted kitchen provides a selection of wall, base, and tower units, complemented by contrasting work surfaces. A range of integrated appliances is included, offering convenience while leaving plenty of scope for updating and reconfiguring the space to suit modern tastes.

The first floor is home to four well-proportioned bedrooms, two of which are doubles, providing excellent accommodation for growing families or those in need of extra office or hobby space. All of the rooms are neutrally decorated, with pleasant outlooks over the surrounding area. The central family bathroom is fitted with a walk-in shower, WC, and vanity wash hand basin, all finished with neutral tiling for a timeless look.

Externally, the rear garden is a key selling point. Not directly overlooked, it provides a good degree of privacy and has been well maintained, with a central lawn bordered by established flower beds. The patio terrace offers an ideal setting for outdoor seating, dining, or simply enjoying the peaceful surroundings. For those considering extending the property, subject to the necessary planning consents, there is ample space at the rear to further enhance the home's living accommodation.

Banks Village is a sought-after location, offering the perfect balance of community atmosphere and convenient access to surrounding towns and cities. The area benefits from a range of local shops, cafes, and essential amenities, ensuring that everything you need is close at hand. Families will appreciate the selection of well-regarded schools nearby, while commuters will find excellent transport links connecting to Southport, Preston, and beyond. For those who enjoy the outdoors, the surrounding countryside and coastal areas provide plenty of opportunities for scenic walks and recreational activities.

With gas central heating, double glazing, and the potential to tailor the home to your personal preferences, this property represents an excellent opportunity to secure a spacious family home in a desirable location. Viewing is highly recommended to appreciate the space, layout, and potential that this property has to offer.





KEY FEATURES

Semi-Detached Family Home

Four Bedrooms

Circa 1160 Square Feet

Spacious Lounge

Fitted Kitchen with a Range of
Integrated Appliances

Good-Size Established Rear
Garden

Driveway Parking





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