



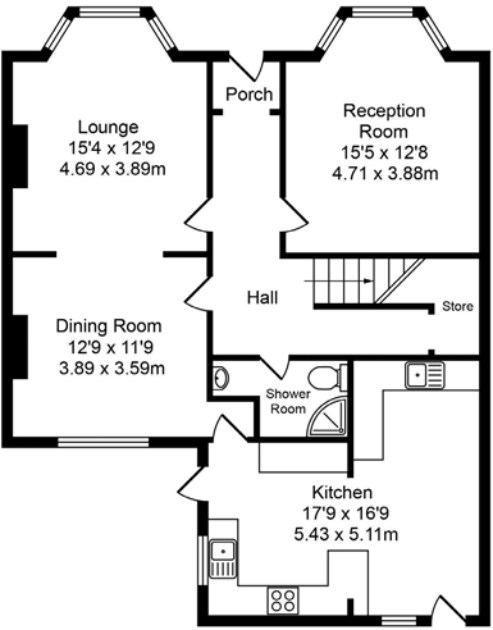
Ormskirk: 01695 570102  
 Standish: 01257 422228  
 arnoldandphillips.com

Chorley: 01257 241173  
 Southport: 01704 778668

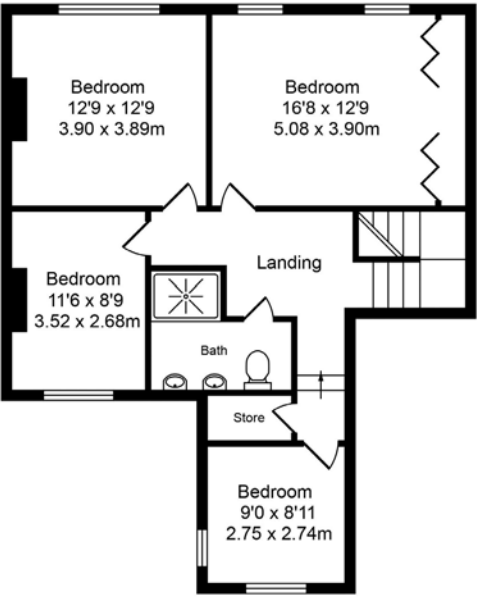
ARNOLD & PHILLIPS  
 ESTATE AGENTS

Total Approx. Floor Area 1806 Sq.ft. (167.8 Sq.M.)

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



Ground Floor  
 Approx. Floor Area 1001 Sq.Ft (93.0 Sq.M.)



First Floor  
 Approx. Floor Area 805 Sq.Ft (74.8 Sq.M.)

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.



THE LUXURY PROPERTY SPECIALISTS

Linaker Street, Southport

A&P



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this beautifully presented double fronted four-bedroom detached property, situated within a private plot along the popular Linaker Street in central Southport.

Ideally positioned this vibrant property resides within close proximity to a host of local amenities and retailers, whilst also enjoying superb transport and commuter links facilities via the nearby rail station. Several highly regarded primary and secondary schools also reside nearby, making this an ideal family home.

Approached via a large block-paved driveway providing off-road parking for multiple vehicles, access is provided via the modern front entrance, with one received into a spacious and brightly lit central entrance hallway. The front left of the property enjoys a large bay-fronted living room, whilst a large still second open-plan living room lies adjacent, enjoying superb proportions and a high level of decor throughout.

Centrally resides a handy ground-floor shower room, with a beautifully fitted dining kitchen to the rear of the property. Fitted in a contemporary cream shaker design, this multi-functional kitchen enjoys an array of wall, base and tower units, featuring a range of integrated appliances and stylish contrasting work-surfaces and breakfast bar.

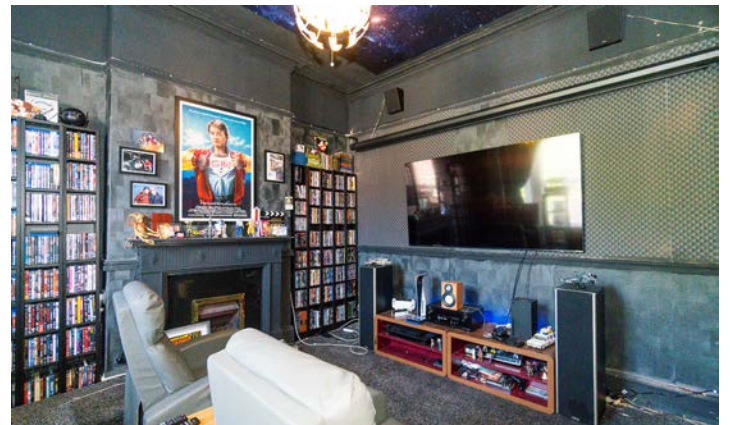
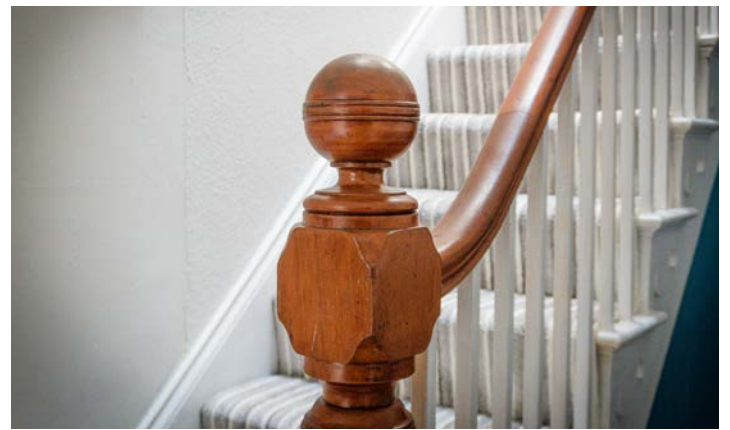
The first floor enjoys four well-proportioned family bedrooms, all of which are well-decorated and enjoy a pleasant outlook over the surrounding area. The property is well-served by a tiled family bathroom providing large shower enclosure, WC and vanity wash hand basin.

Externally the rear of the property enjoys a private wrap-around garden which is predominantly laid to lawn and bordered by a red-brick wall alongside selection of established trees, plants and shrubs. Ample patio terracing provide an ideal place in which to entertain and dine al-fresco.

With generous proportions throughout and further enjoying gas central heating, double glazing and a premium electric vehicle charging point, internal inspection of this vibrant detached family home is highly advised to fully appreciate all on offer within.







#### KEY FEATURES

Traditional Double Fronted  
Detached Home

Four Good Sized Bedrooms

Circa 1806 Square Feet

Two Reception Rooms

Modern Shaker Style Kitchen

Wrap Around Rear Garden

Close to Amenities

