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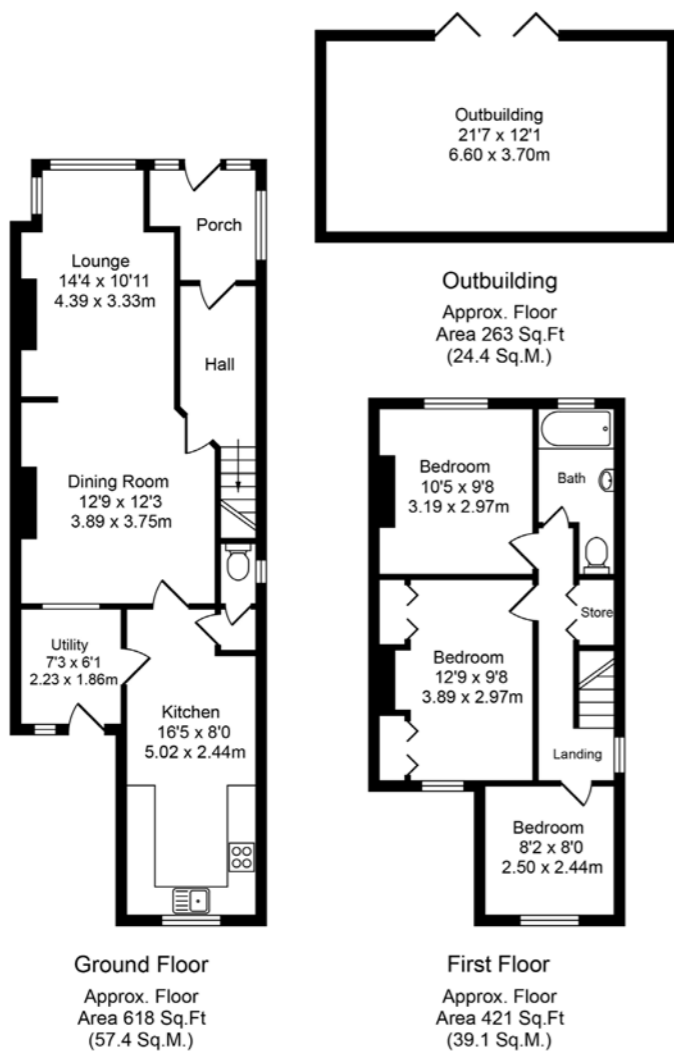
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ARNOLD & PHILLIPS
 ESTATE AGENTS

Lytham Road, Southport

Total Approx. Floor Area 1302 Sq.ft. (120.9 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: B

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THE LUXURY PROPERTY SPECIALISTS

Lytham Road, Southport

A&P

Arnold and Phillips are delighted to offer this three-bedroom semi-detached home, ideally positioned in a sought-after residential area of Southport. Conveniently located close to well-regarded schools, local amenities, and transport links, this property presents an excellent opportunity for first-time buyers and growing families alike. Thoughtfully extended and offering a functional layout, this home is ready to be enjoyed while still allowing scope for personalisation.

Set back from the road, the property boasts a well-maintained frontage with a paved driveway providing ample off-road parking. The entrance welcomes you into a bright hallway, offering immediate access to the principal ground floor living spaces. A convenient downstairs WC is situated on the ground floor, a practical addition that enhances the home's suitability for modern family life.

The main living area is a comfortable and versatile space, well-sized to accommodate a variety of furniture layouts. A focal point fireplace adds warmth to the room, creating an inviting atmosphere perfect for both relaxation and entertaining. Flowing through to the rear of the home, the extended kitchen is a standout feature, offering an impressive amount of storage and worktop space. Designed with functionality in mind, it is fitted with modern cabinetry, integrated appliances, and a practical layout that makes everyday cooking effortless. There is plenty of space for a dining table, making this a sociable hub of the home where family meals and gatherings can be easily enjoyed. The lean-to area further enhances the usability of the kitchen, providing additional space that could serve as a breakfast nook, utility, or even a spot for casual seating.

Upstairs, three well-proportioned bedrooms provide comfortable sleeping arrangements. The main bedroom is spacious and easily accommodates a large bed and additional furniture, while the second bedroom is equally well-sized, making it ideal as a child's room, guest space, or even a home office for those needing to work remotely. The third bedroom, though smaller, is a highly practical space that could be used flexibly depending on requirements. A well-maintained family bathroom completes the upper floor, fitted with a modern three-piece suite.

Outside, the rear garden is a fantastic extension of the living space, offering a mix of lawn and patio areas that provide plenty of options for outdoor relaxation. Whether it's enjoying a morning coffee in the fresh air or setting up a space for weekend barbecues, this garden offers versatility without being overly demanding in terms of upkeep. There is an outbuilding at the top of the garden that is great for personalisation or just to be used as storage.

The location of this home is one of its strongest selling points. Situated within easy reach of Southport's town centre, there is an excellent selection of shops, cafés, and restaurants nearby, while families will appreciate the proximity to reputable primary and secondary schools. Transport links are convenient, with regular bus routes and nearby train stations providing easy access to Liverpool, Preston, and beyond. Additionally, local parks and green spaces offer great opportunities for outdoor activities, making this an excellent place to put down roots.

This well-positioned and thoughtfully extended home is a great opportunity for those looking to step onto the property ladder or upgrade to a family-friendly space with room to grow. Early viewing is highly recommended to fully appreciate all this property has to offer.

