



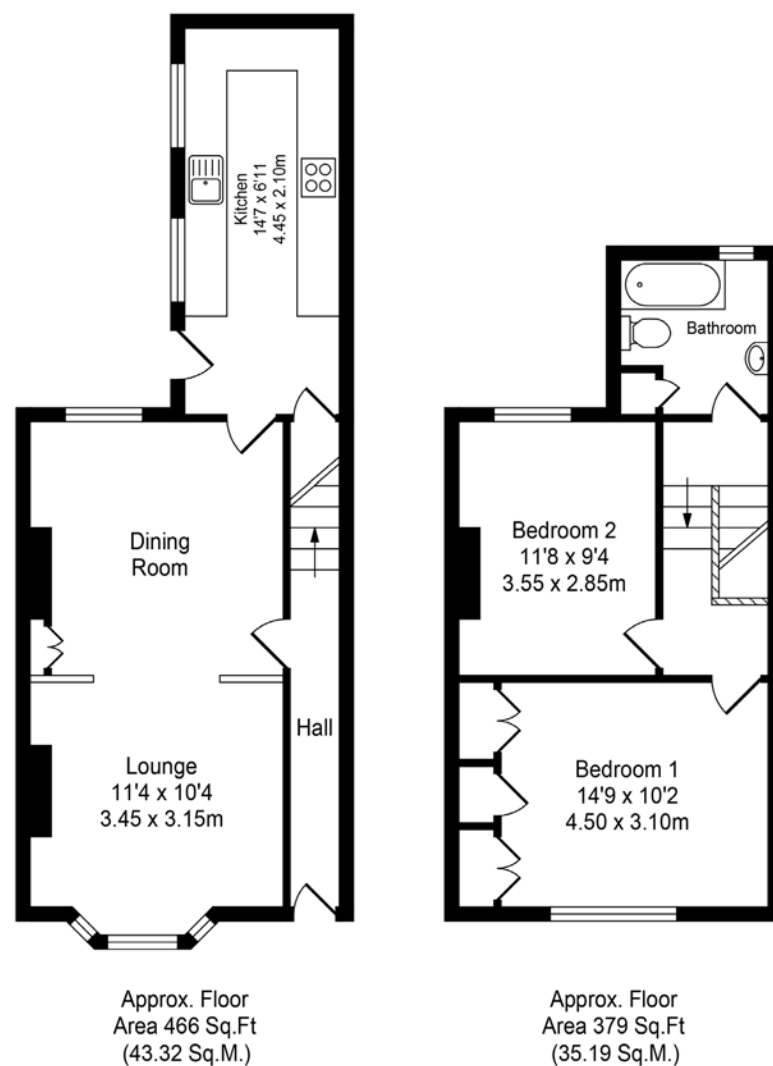
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ARNOLD & PHILLIPS  
ESTATE AGENTS

Total Approx. Floor Area 845 Sq.ft. (78.51 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

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

East Street, Southport

A&P



Arnold and Phillips are delighted to offer this charming two-bedroom semi-detached property, ideally positioned along the sought-after and well-connected East Street in Southport. This classic Southport “doors-together” style home combines timeless character with a practical and inviting interior layout, making it an excellent choice for a range of buyers, whether you’re starting out, downsizing, or looking for a solid investment opportunity.

The property greets you with a neatly maintained front garden that complements the freshly painted façade, creating an attractive and welcoming curb appeal. The central entrance provides access to the ground floor, where you’ll find two well-proportioned reception rooms, each offering a comfortable and versatile living space. The main living room, positioned at the front of the property, is a highlight, featuring a characterful fireplace and a large bay window that adds to the room’s sense of space and warmth. The second reception room, located towards the rear, provides a similarly inviting setting, making it a flexible space for family gatherings, a cosy snug, or even a home office if required.

To the rear of the property, the kitchen is well-equipped and thoughtfully designed, offering a range of modern wall, base, and tower units that provide ample storage. The integrated appliances ensure functionality, while the spacious layout includes room for dining, making this a sociable hub for everyday meals or hosting friends. The kitchen opens conveniently to the rear garden, offering seamless access to outdoor space for those who enjoy dining or entertaining outdoors during the warmer months.

Upstairs, the property features two generously sized double bedrooms, both neutrally decorated to provide a calm and relaxing atmosphere. The main bedroom benefits from fitted storage, maximising practicality without compromising on floor space. The second bedroom, also of good proportions, offers flexibility to suit various needs, whether as a guest room, child’s bedroom, or even a hobby space. Completing the first floor is the modern family bathroom, fully tiled and featuring a bath with an overhead shower, WC, and wash hand basin, ensuring convenience and style.

The rear garden is a private retreat, not directly overlooked and designed for ease of maintenance. A spacious patio terrace provides an ideal space for outdoor gatherings, barbecues, or simply relaxing with a book. The central lawned area is bordered by timber fencing and mature trees, offering a pleasant and secure environment for children or pets. The garden strikes an excellent balance between practicality and the potential for further landscaping, should a future owner wish to personalise it.

East Street itself is a well-connected location, offering a blend of tranquillity and convenience. Southport town centre is just a short distance away, providing a wealth of amenities including shops, cafes, restaurants, and entertainment options. The property is also well-connected for commuters, with excellent transport links via bus and train services to nearby towns and cities, including Liverpool and Preston. Families will appreciate the range of reputable schools within the area, while local parks and coastal walks add to the appeal for those who enjoy spending time outdoors.

With gas central heating, double glazing throughout, and extending to approximately 845 square feet, this home offers a comfortable and practical living space that is ready to move into while still providing scope for personalisation. Internal inspection is highly recommended to truly appreciate all that this delightful property has to offer.







**KEY FEATURES**

Charming Semi-Detached Home

Two Bedrooms

Circa 845 Square Feet

Two Reception Rooms

Well-Equipped Kitchen

Spacious Rear Garden with Patio Terrace & Lawned Area

Great Location













