



Asking Price £270,000

Positioned in a popular residential area of Sefton Avenue, Lipson, this superb three-bedroom semi-detached home offers bright, spacious living areas, modern fittings, and generous outdoor space — perfect for growing families seeking a move-in ready home close to schools and amenities. A private driveway and garage provide convenient off-road parking, complemented by a neatly kept front lawn and a useful enclosed porch. Inside, the welcoming hallway leads to a large family lounge, filled with natural light from the wide front window and featuring a contemporary décor and cosy focal fireplace — ideal for relaxing evenings. At the heart of the home is the stylish open-plan kitchen/dining room, fitted with sleek white cabinetry, modern appliances, and ample counter space. The adjoining dining and family seating area benefits from sliding patio doors opening directly onto the garden, creating an easy flow for indoor-outdoor living and family gatherings. Upstairs, you'll find three well-proportioned bedrooms — two comfortable doubles and a generous single — alongside a luxurious four-piece family bathroom, complete with walk-in shower, bath, vanity storage, and elegant tiling. Outside, the large enclosed rear garden is designed for both play and relaxation. It features a paved patio area, a lawned middle section, and a decked terrace, perfect for summer barbecues or watching the children play. The property also enjoys secure gated side access and a large under-garage storage room with power and lighting, offering flexible use as a workshop, hobby space, or home gym. With gas central heating, double glazing throughout, and a convenient position close to well-regarded schools, parks, and local shops, this stunning home combines comfort, style, and practicality — the ideal choice for modern family living in Lipson.

Sefton Avenue, Lipson, PL4 7HB

Accommodation Comprises

Ground Floor

Porch: Enclosed entrance with space for coats and shoes.

Hallway: Welcoming hallway with stairs to first floor and door to lounge.

Lounge (3.48m x 4.78m / 11`5" x 15`8")
Spacious and bright family room with large front window, feature fireplace, and warm neutral décor.

Kitchen/Dining Room (3.01m max x 6.68m / 9`11" x 21`11")
A true family hub — modern kitchen with high-gloss units, integrated appliances, and breakfast area. Open-plan dining/family space with sliding doors to the rear garden.
Storage Cupboard: Handy under-stairs cupboard for household essentials.

First Floor

Bedroom 1 (3.45m x 3.63m / 11`4" x 11`11")
Large double with fitted mirrored wardrobes and front aspect window.

Bedroom 2 (2.99m x 3.63m / 9`10" x 11`11")
Another comfortable double overlooking the garden.

Bedroom 3 (2.40m max x 2.95m / 7`10" x 9`8")
Ideal for a child`s room, nursery, or home office.

Bathroom: Contemporary four-piece suite including separate shower enclosure, bath, vanity storage, WC, and attractive tiling.

Exterior

Front: Driveway parking, garage, and gated side access.

Rear Garden: Enclosed and family-friendly, with paved terrace, lawn, and raised decked entertaining area.

Under-Garage Room: Accessed from the rear; fitted with power and lighting — perfect for storage or hobby use.

Viewing Arrangements

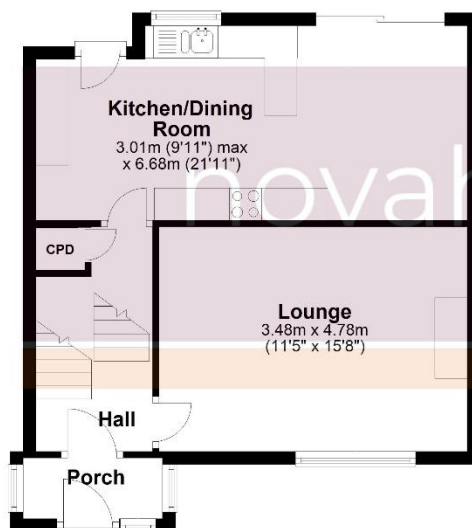
Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.







Ground Floor



First Floor



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

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CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

