



Ash Street, Southport, PR8



3



2



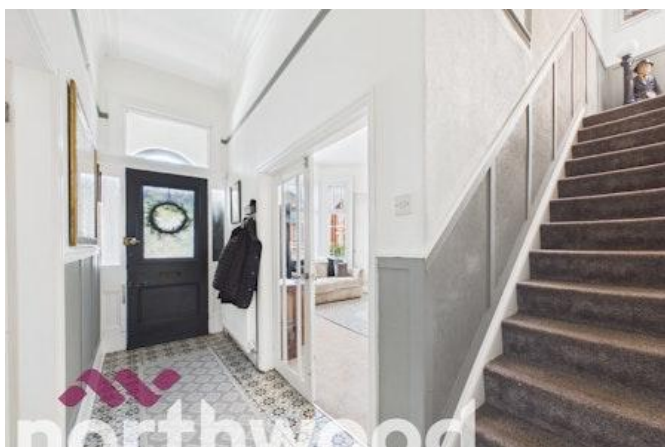
2

£395,000

- Double Fronted-Semi Detached Home
- Generous Plot & Impressive Kerb Appeal
- Ample Off-Road Parking
- Fully Renovated & Improved Throughout
- Spacious and Versatile Layout
- Multiple Reception Rooms
- Entertaining Kitchen/Diner
- Large Rear Garden
- Freehold
- EPC rating D



Set behind a generous frontage, this beautifully renovated and substantial family home effortlessly blends period charm with modern living. Recently upgraded with a crisp white rendered exterior and striking black-framed windows, the property offers impressive kerb appeal and a contemporary finish throughout.



Internally, the home boasts an abundance of living space, ideal for growing families and those who love to entertain. The ground floor features multiple reception rooms, including a spacious lounge and additional sitting room. A well-proportioned kitchen/diner flows into a breakfast area creating an excellent family living/entertaining space. Further practicality is provided by a utility room, shower room, and WC. The ground floor is complemented by a bright conservatory leading from the dining area and overlooking the beautiful rear garden.

To the first floor, the accommodation has been thoughtfully reconfigured to suit modern lifestyles. The principal bedroom now benefits from access to a stylish en-suite and walk-in wardrobe, created from the former rear bedroom, offering a private and convenient retreat. Importantly, this space retains its original access from the main landing, meaning it could easily be reinstated as a separate 4th bedroom if desired, providing excellent flexibility for a variety of needs.

2 additional bedrooms are generously sized, while a contemporary family bathroom serves the remaining accommodation. A versatile front room, previously a dressing room, is now utilised as a home office or craft space, perfect for flexible working.

Externally, the property continues to impress with ample off-road parking for multiple cars and a well-balanced plot, ideal for both relaxation and entertaining. The rear garden offers patio areas and a large lawn offering plenty of potential and further scope for improvement without losing any space.

Located in the heart of Southport town Centre and ideally positioned to enjoy all the local amenities and be within ideal distance to a range of well regarded primary and secondary schools.

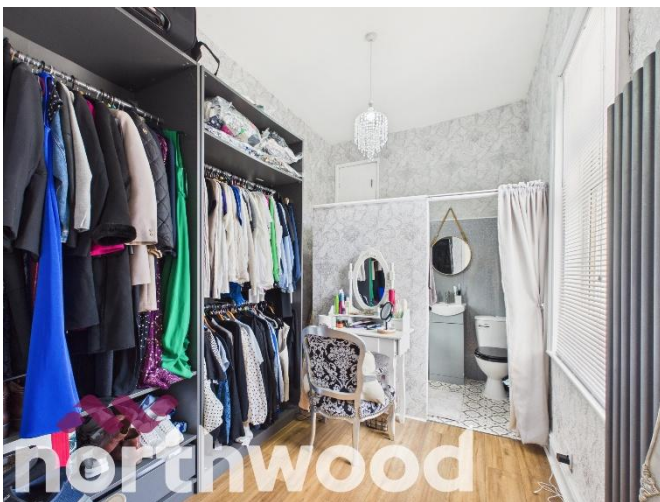
Offered for sale in excellent condition throughout, this is a rare opportunity to acquire a distinctive and spacious home, finished to a high standard and ready to move straight into.

Disclaimer

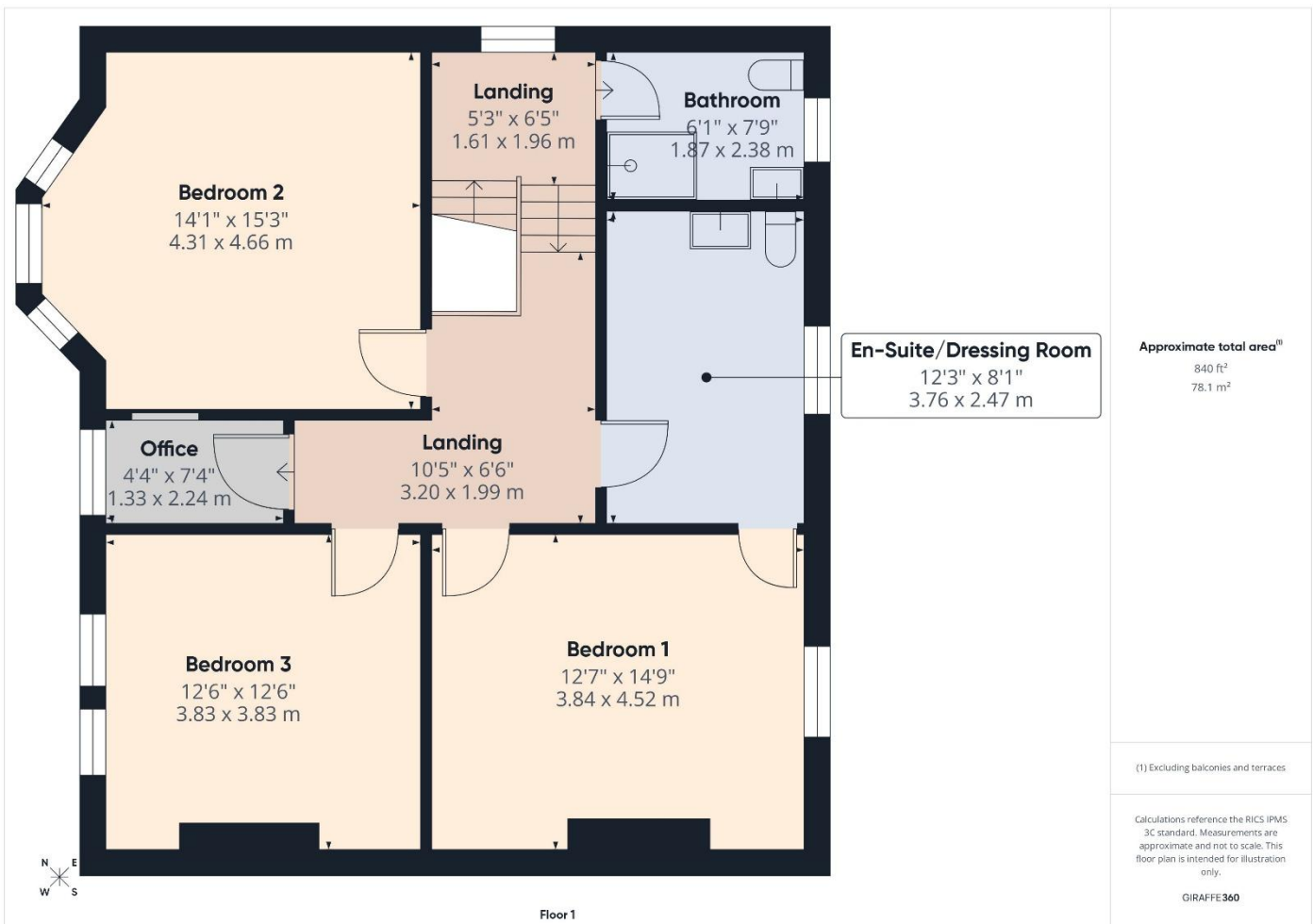
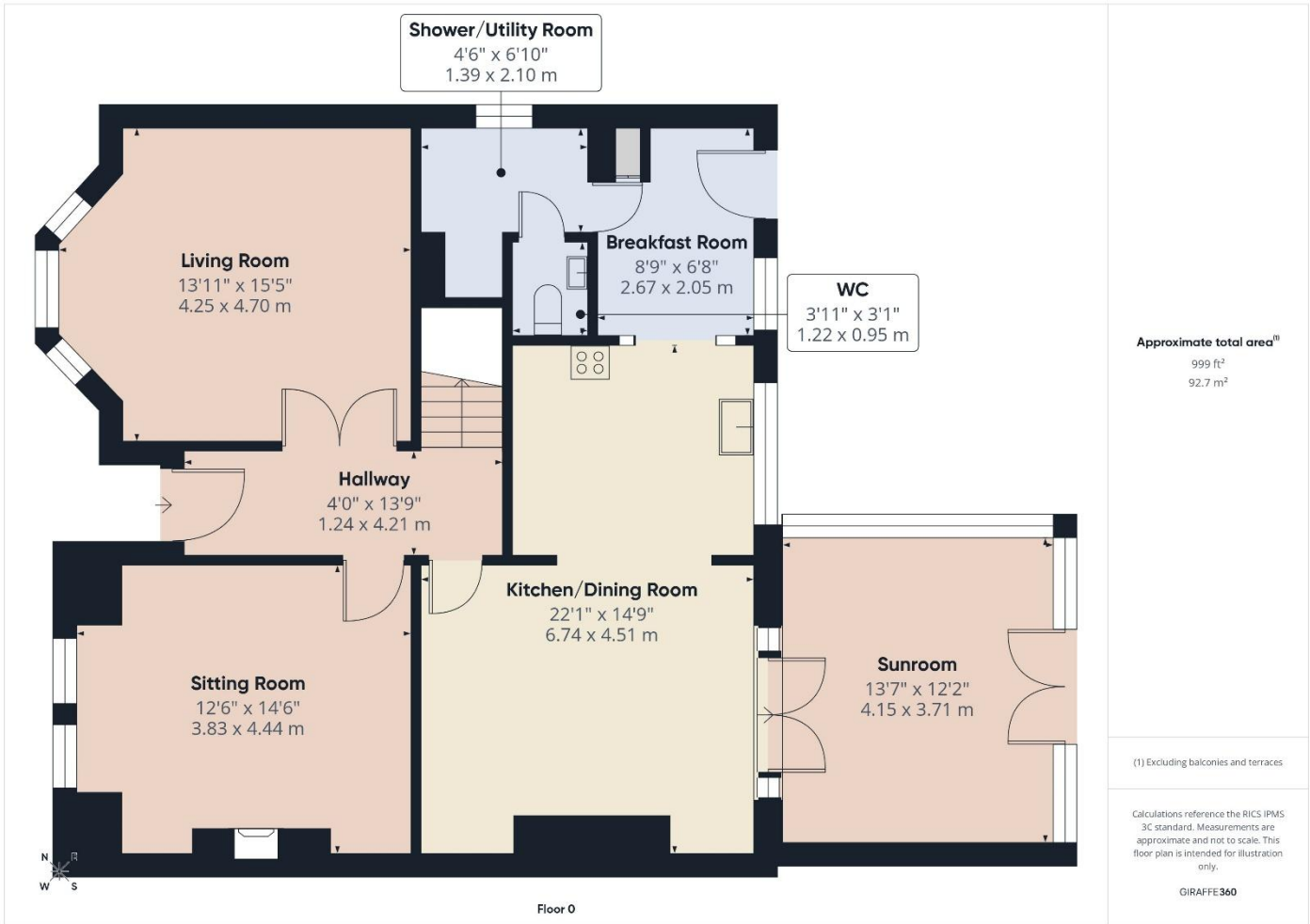
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

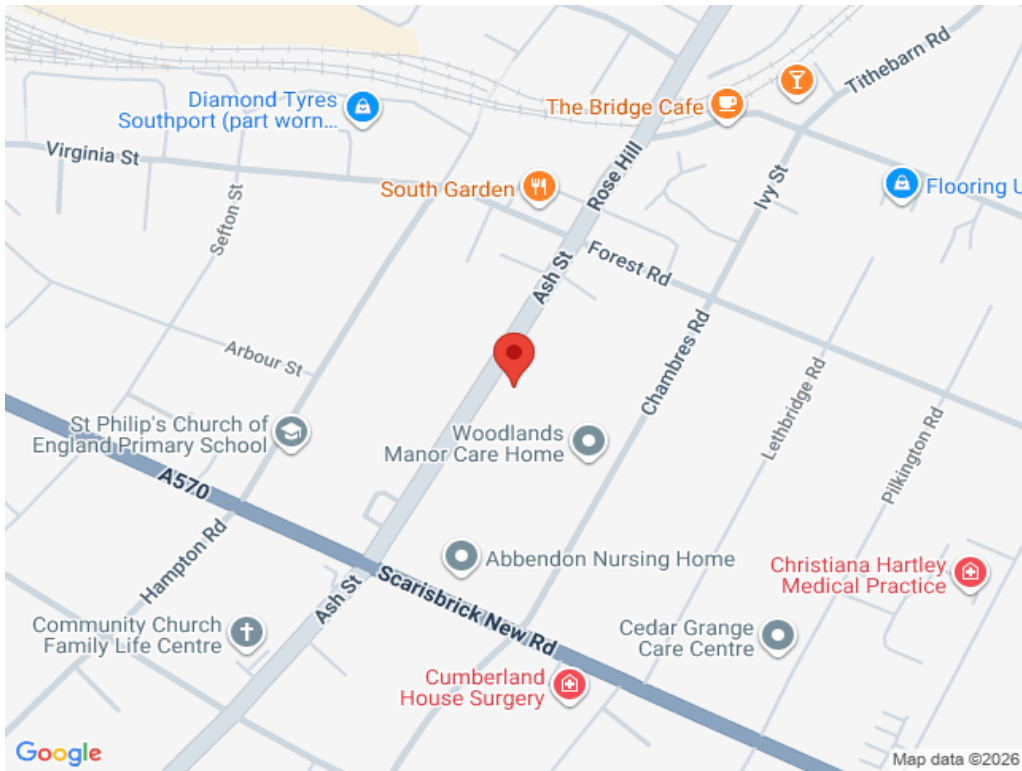












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		