



Arnside Road, Southport PR9 0QX

An early inspection is recommended of this substantial, well presented, semi detached family home, occupying a central Southport position, well placed for accessing the amenities of the town centre.

The deceptively spacious, gas centrally heated and double glazed accommodation would benefit from some general updating and briefly comprises: Hall, Living Room, Lounge, Dining Kitchen, Utility Room and Shower Room to the ground floor with four Bedrooms and Bathroom to the first. A useful cellar provides hand storage and is accessed via a door and staircase in the hall.

Outside, the property stands in mature lawned gardens with well stocked borders. A parking permit can be purchased from Sefton Council to park on the road at a cost of £30 for two years.

The property occupies a particularly convenient location for access to Lord Street and the many facilities of Southport Town Centre. There are local shops at Manchester Road and public transport is also readily accessible.



Price: £295,000 Subject to Contract

Basement:

Cellar - 8.13m x 1.78m (26'8" x 5'10" max)

Ground Floor:

Open Vestibule

Hall

Living Room - 4.22m x 3.84m (13'10" x 12'7" plus bay)

Lounge - 3.91m x 3.48m (12'10" plus bay x 11'5")

Kitchen/Dining Room - 6.4m x 3.91m (21'0" x 12'10")max

Utility - 2.41m x 1.4m (7'11" x 4'7")

Shower Room - 3.76m x 1.78m (12'4" x 5'10")

First Floor:

Landing - 4.65m x 1.78m (15'3" x 5'10")

Bedroom 1 - 5.79m x 4.04m (19'0" x 13'3")

Bedroom 2 - 3.91m x 3.4m (12'10" x 11'2")

Bedroom 3 - 3.66m x 2.79m (12'0" x 9'2" max)

Bedroom 4 - 3.91m x 2.51m (12'10" x 8'3")

Bathroom - 3.66m x 1.78m (12'0" x 5'10")

Outside:

The property stands in mature lawned gardens with well stocked borders. A parking permit can be purchased from Sefton Council to park on the road at a cost of £30 for two years.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure:

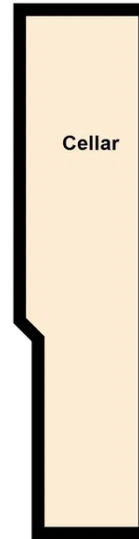
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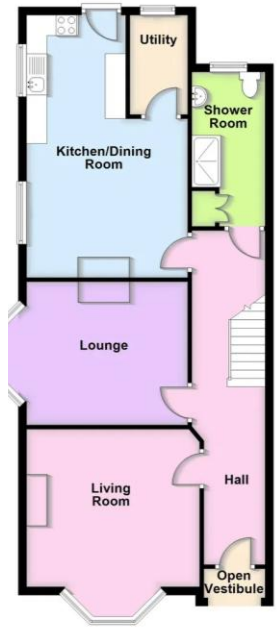
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Basement
Approx. 13.6 sq. metres (146.2 sq. feet)



Ground Floor
Approx. 79.2 sq. metres (853.0 sq. feet)



First Floor
Approx. 78.2 sq. metres (841.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.