



Arnside Road,  
Southport, PR9 0QX  
**Price: £295,000** Subject to Contract

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 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.



**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:**

Freehold

**Mobile Phone Signal**

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

**Broadband**

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

**NB:**

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.





