



**2 Daisy Walk  
Southport, PR8 6BB £240,000  
'Subject to Contract'**

Tucked at the end of a coveted cul-de-sac in Southport's highly sought-after Groves, this recently renovated and beautifully improved family home is a rare find. With brand-new UPVC sash-style windows and a comprehensive top-to-bottom refurbishment, the property combines timeless character with modern finishes. A welcoming entrance hall leads to a front lounge, fitted kitchen with integrated appliances, breakfast room, and a ground-floor bathroom with separate WC. Upstairs are three bedrooms, including one with potential as a home office. The block-paved driveway provides off-road parking, and the enclosed rear gardens offer a private space ready for landscaping. Ideally located close to excellent schools, commuter links on the Manchester line, and Southport's promenade, this home puts the very best of the town within easy reach.

## Enclosed Entrance Vestibule

Composite-style outer door with double-glazed and leaded window insert. Tiled walls and flooring. Glazed inner door leading to:

## Entrance Hall

Woodgrain-effect laminate flooring. Stairs to the first floor with handrail, spindles and newel post. Neo-classical style radiator. Glazed inner door leads to:



## Lounge – 3.43m x 3.48m (11'3" into bay x 11'5" into recess)

UPVC double-glazed sash-style window to the front with plantation-style shutters. Cast iron fireplace with tiled interior over granite hearth. Woodgrain-effect laminate flooring.

## Kitchen – 3.58m x 3.66m (11'9" x 12'0" overall measurements)

UPVC double-glazed sash-style window overlooking the rear. Door leads to understairs storage cupboard with automatic lighting, shelving and hanging space, also housing the electrical consumer unit and meters. Modern shaker-style kitchen with a range of base units with cupboards and drawers, wall cupboards, and 'Butcher Block' working surfaces including inset Belfast-style sink with mixer tap. Integrated appliances include range-style double oven with five-burner gas hob and inset extractor, fridge and freezer. Plumbing is available for washing machine, dishwasher and space for tumble dryer. Wall cupboard houses Worcester combination boiler. Woodgrain-effect laminate flooring, Recessed spotlights. Doorway leads to:



## Breakfast Room – 2.54m x 2.39m (8'4" x 7'10")

UPVC double-glazed door and window to the rear garden. Woodgrain-effect tiled flooring, neo-classical wall radiator. Inner door leads to:



## Ground Floor Family Bathroom – 2.44m x 1.93m (8'0" x 6'4")

Opaque UPVC double-glazed window to the side. L-shaped panelled bath with glazed shower screen, body-jet feature, plumbed rainfall-style overhead shower, handheld shower attachment and mixer tap. Vanity wash hand basin.

Woodgrain-effect tiled flooring, neo-classical radiator, illuminated vanity mirror, part-tiled walls and recessed spot lighting. Inner door leads to:



## WC – 1.45m x 0.89m (4'9" x 2'11")

Low-level WC. Woodgrain-effect tiled flooring.

## First Floor

### Bedroom One – 3.45m x 4.57m (11'4" into bay x 15'0")

UPVC double-glazed sash-style windows with plantation-style shutters to front. Neo-classical wall radiator and wall light points.



### Bedroom Two – 3.58m x 2.79m (11'9" x 9'2" into recess)

UPVC double-glazed sash-style window overlooking the rear. Neo-classical wall radiator.

### Bedroom Three/Potential Office – 2.36m x 2.39m (7'9" x 7'10")

UPVC double-glazed window with plantation-style shutters overlooking the rear. Ideal for use as a home office.



## Outside

Located at the head of a sought-after cul-de-sac, off-road parking is provided to the front via a block-paved driveway. Separate secure composite gated side access leads to the enclosed rear garden, which is not directly overlooked and arranged for ease of maintenance. The garden comprises flagged patio and established borders, offering excellent potential for landscaping and renovation.

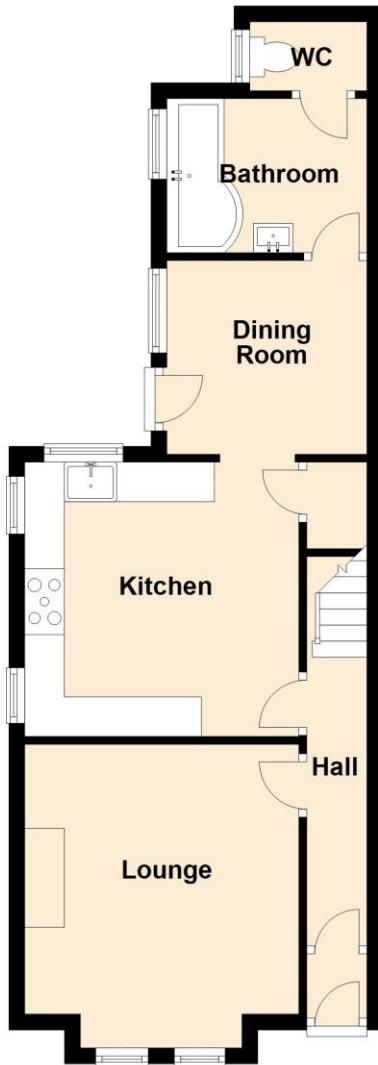
## Council Tax

Sefton MBC Band B

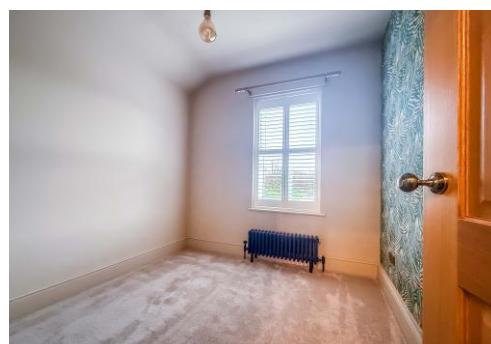
## Tenure

Freehold

## Ground Floor



## First Floor



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