



108, Preston New Road, Southport, PR9 8PH

Asking Price £350,000

*David
Davies* *Collection*

108, Preston New Road, Southport, PR9 8PH

- EPC: F
- Freehold
- Fully Renovated Throughout
- Impressive Kitchen With Island, Bi-Folds
- High-End Four Piece Family Bathroom
- Council Tax Band: C - Sefton
- Stunning Three Bedroom Semi-Detached Property
- Substantial Rear Extension With Open-Plan Living
- Freehold Property With No Onward Chain
- Private Rear Garden & Multi-Vehicle Driveway

We are delighted to present this stunning three-bedroom semi-detached home, located on Preston New Road, Southport. Offered freehold and with 'No Onward Chain', this exceptional property has undergone a comprehensive renovation throughout, with the majority of fixtures, fittings, flooring and finishes being completely brand new.

The property enjoys excellent kerb appeal, set behind a low block wall with decorative pillars providing vehicle access. The frontage has been fully repaved to create off-road parking for multiple vehicles. Internally, the home benefits from new carpets and flooring throughout and is finished to a high standard.

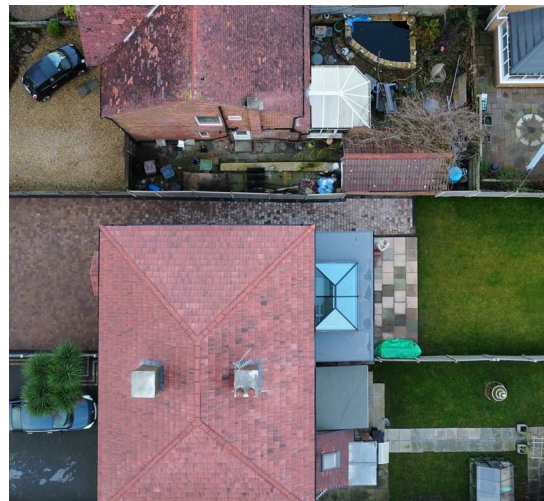
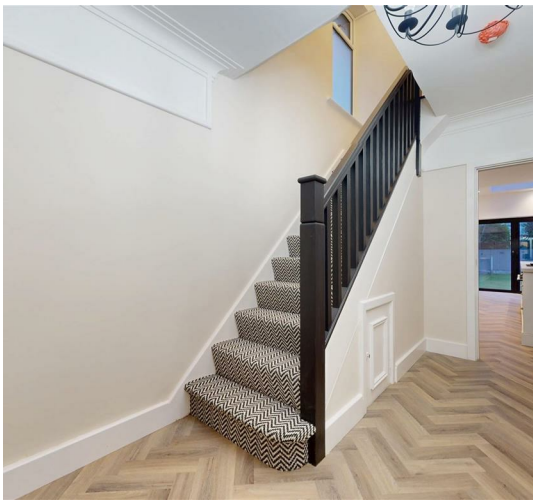
The ground floor comprises an entrance porch leading into a welcoming hallway with useful storage cupboard. To the front is a stylish living room featuring a striking central fireplace and contemporary wall panelling. To the rear lies the true heart of the home: a substantial extension creating a superb open-plan kitchen, dining and living space designed for modern-day living. The newly fitted kitchen boasts a large central island with breakfast bar, integrated appliances, and space for an American-style fridge freezer. A Samsung Fridge Freezer will be installed before move in. Full-width bi-fold doors seamlessly connect the interior with the rear garden, while a roof lantern floods the space with natural light, creating a bright and inviting atmosphere ideal for both everyday living and entertaining.

To the first floor, a spacious landing provides access to three well-proportioned bedrooms, two of which are generous doubles. Completing the accommodation is a standout, high-end four-piece family bathroom, finished to an ultra-modern standard and featuring a Bluetooth-enabled, illuminated mirror.

Externally, the private rear garden offers a flagged patio area perfect for outdoor dining and entertaining, complemented by a turfed lawn providing a versatile and low-maintenance outdoor space.

EPC: F (Property has been renovated since







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

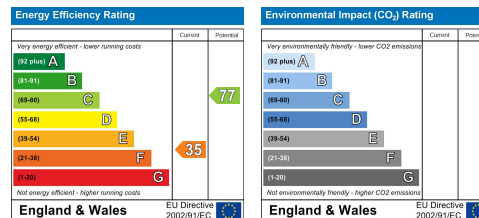
ALLISONS

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments



Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant
22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

