

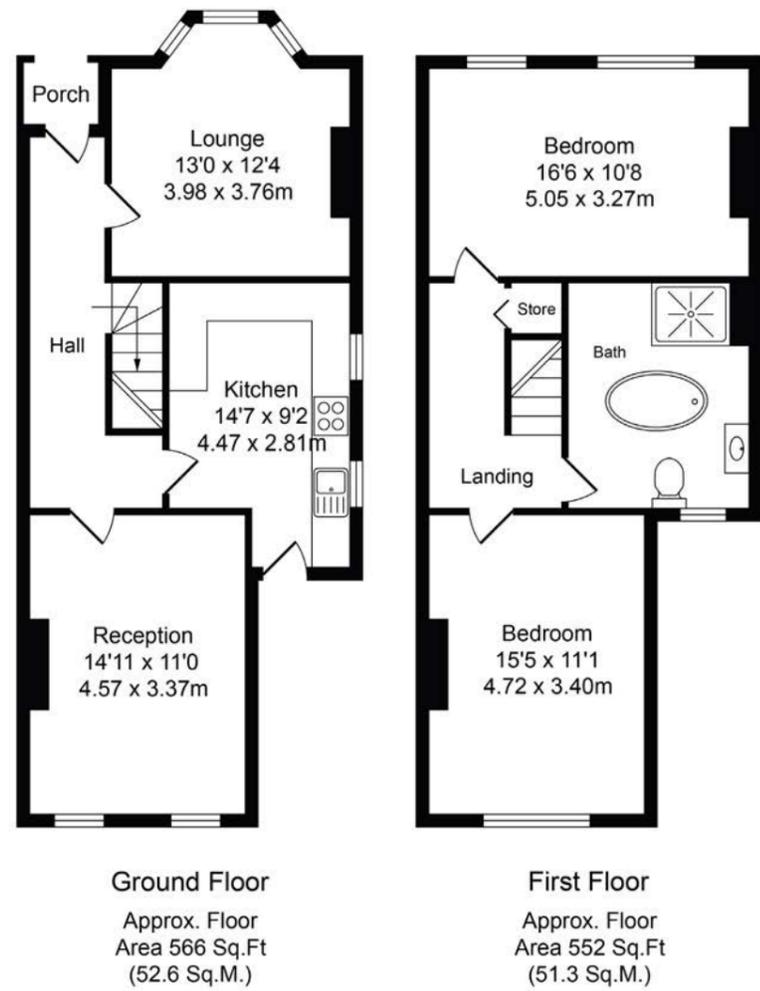


Southport: 01704 778668
 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 1118 Sq.ft. (103.9 Sq.M.)

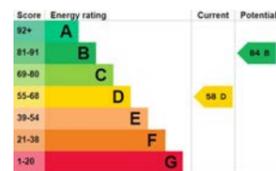
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.

Tenure: Leasehold
 Years Remaining on Lease: 900+ years
 Ground Rent: Peppercorn
 Council Tax Band: C
 Details prepared: 15/7/2022

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Bedford Road, Southport
Offers in Excess of £295,000



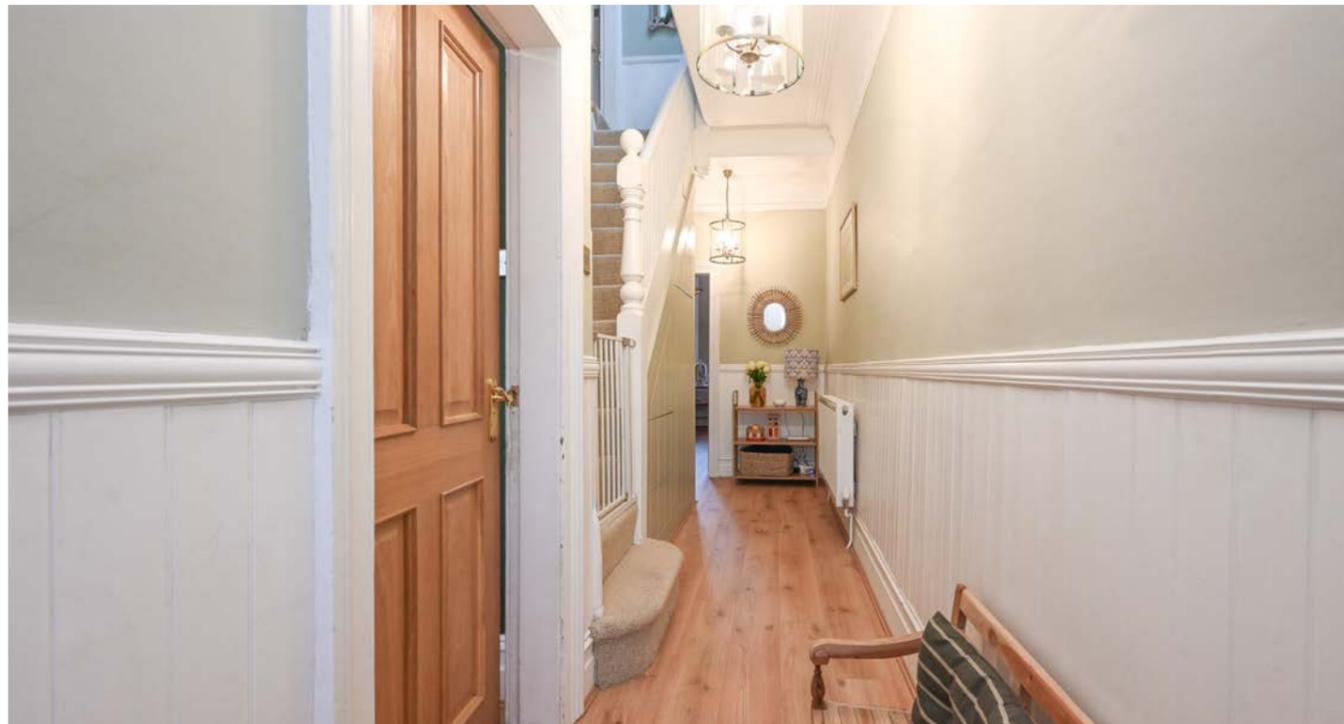
Arnold & Phillips are delighted to bring to market this beautifully presented two bedroom detached family home, positioned attractively along the popular Bedford Road in Birkdale, Southport.

Approached by an attractive flagged driveway suitable for off-road parking for multiple vehicles, this spacious detached property is accessed via the front entrance porch and opens into a spacious and well-lit entrance hallway. To the front of the property is a good-sized bay fronted lounge which is centred around an ornate feature fireplace. Further through to the middle of the property is the modern fitted kitchen, complete with an array of wall and base units, integrated appliances and stylish contrasting work surfaces. To the very rear of the property is the main lounge, which is again centred around a stunning recessed stone and brick fireplace complete with multi-fuel log burner and decorated to a neutral high standard.

To the first floor there are two well-proportioned double bedrooms and large modern family bathroom that has been fully renovated and enjoys a stunning stylish tile, vanity wash hand basin, walk in double shower and WC., with free-standing slipper bath and ample storage facilities.

Externally, to the rear of the property there is a good-sized garden which is not overlooked and has been professionally landscaped, providing the perfect place for entertaining and dining al-fresco.

Extending to approximately 1,100 square foot of contemporary living accommodation residing within a prime Birkdale location, internal inspection of this well-presented detached property is highly advised with early viewing will be essential to avoid disappointment.





KEY FEATURES

- Detached Family Home
- Two Bedrooms
- Circa 1118 Square Feet
- Modern Fitted Kitchen with Integrated Appliances
- Two Reception Rooms
- Good-Sized Rear Garden
- Driveway Parking

