



£600,000
Subject to contract



A rare opportunity has arisen to purchase an outstanding and particularly attractive detached family house which is located in a sought after residential area of Southport.

The property has been much improved and modernised by the current owners to exacting standards and impressive specification, which can only be appreciated fully upon an early internal inspection. Arranged across two floors, the well planned accommodation comprises: Entrance Vestibule, impressive Hall, fitted Utility/WC, front Lounge, front Living Room open to Dining Room and excellent Kitchen with integrated appliances to the ground floor. The first floor provides Landing, Bathroom with separate WC, and four bedrooms. Bedroom 1 has an En-Suite Shower Room whilst Bedroom 4 has a staircase leading up to the Study.

There are established, landscaped gardens to the front and rear, the front incorporating an extensive, gravelled driveway providing ample parking with twin timber gates allowing access to the double length Garage and additional Garden store. The beautiful rear garden is an outstanding feature of the property, landscaped with a comprehensive range of plants, shrubs and trees including fruit and vegetable plots, lawn and ornamental pond.



39 Norwood Avenue, Southport PR9 7EQ



Ground Floor:

Entrance Vestibule

Hall

Lounge - 5.84m into bay x 4.27m (19'2" x 14'0")

Living Room - 5.03m x 4.14m (16'6" x 13'7")

Dining Room - 4.8m overall x 3.96m (15'9" x 13'0")

Kitchen - 3.94m x 3.05m (12'11" x 10'0")

Utility Room - 4.11m x 2.13m (13'6" x 7'0")

First Floor:

Landing

Bedroom 1 - 5.03m into bay x 4.24m (16'6" x 13'11")

En-Suite Shower Room - 3.66m x 1.52m (12'0" x 5'0")

Bedroom 2 - 5.08m overall x 4.27m (16'8" x 14'0")

Bedroom 3 - 4.27m x 3.96m (14'0" x 13'0")

Bedroom 4 - 3.12m x 3.05m (10'3" x 10'0")

Study - 3.07m x 3.05m (10'1" x 10'0")

Bathroom - 3.05m x 1.98m (10'0" x 6'6")

WC

Outside: There are established, landscaped gardens to the front and rear, the front incorporating an extensive, gravelled driveway providing ample parking with twin timber gates allowing access to the double length Garage and additional Garden store. The beautiful rear garden is an outstanding feature of the property, landscaped with a comprehensive range of plants, shrubs and trees including fruit and vegetable plots, lawn and ornamental pond.

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

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.

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