



Aspen Gardens,
Southport, PR8 6DZ

Offers Over £230,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this immaculate property located in a quiet and convenient location. If you're searching for a MODERN HOME that ticks all the boxes, look no further - we have just the property for you.

Built-in 2012, this beautiful SEMI-DETACHED house is nestled in a tranquil CUL-DE-SAC, offering a peaceful and secure environment. With its close proximity to the TOWN CENTRE, you'll enjoy the convenience of having amenities, shops, and entertainment options just a stone's throw away.

As you approach the property, you'll immediately appreciate its ATTRACTIVE KERB APPEAL and the evident care that has been taken in maintaining it. The pride of ownership is evident from the moment you arrive.

Inside, the accommodation has been thoughtfully designed to provide a functional and comfortable living space. The front-facing LOUNGE welcomes you with its inviting atmosphere, perfect for relaxing. The heart of the home lies in the OPEN PLAN KITCHEN DINER, where the culinary enthusiast will feel right at home. The modern kitchen boasts a range of integrated appliances, ensuring that your cooking experiences are both convenient and enjoyable. French doors lead from the dining area to the garden, effortlessly merging the indoor and outdoor living spaces.

Moving upstairs, you'll discover THREE BEDROOMS, providing ample space for a growing family or accommodating guests. The FAMILY BATHROOM is tastefully designed and conveniently located to serve the bedrooms. The MAIN BEDROOM offers comfort and privacy, and it even features its own EN-SUITE shower room.

Parking will never be an issue, as the property benefits from OFF-ROAD parking. The REAR GARDEN is a TRUE DELIGHT, lovingly nurtured and enjoyed by the owners. Bursting with colour and life, the garden provides a private sanctuary for relaxation and outdoor activities. The rear of the property is discreetly screened, guaranteeing your privacy. The cherry on top is the garden's sunny SOUTH-FACING ORIENTATION, allowing you to bask in the sun's rays whenever you desire.

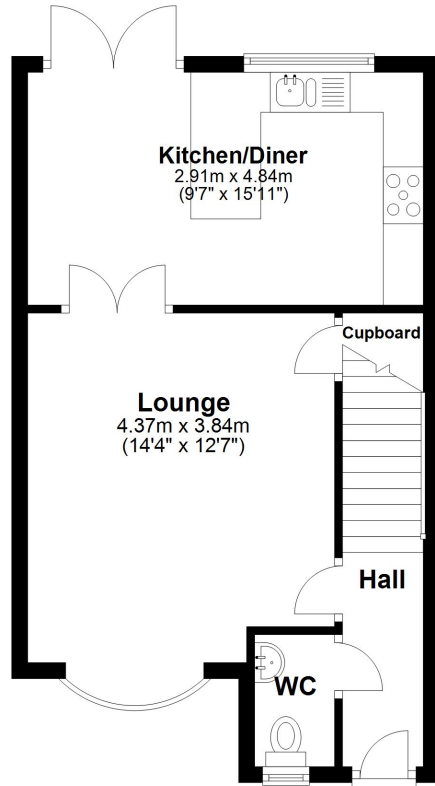
To arrange a viewing of this remarkable property, don't hesitate to call our dedicated team on 01704 516 626. We're eager to show you this wonderful home and help you take the next step towards making it yours.





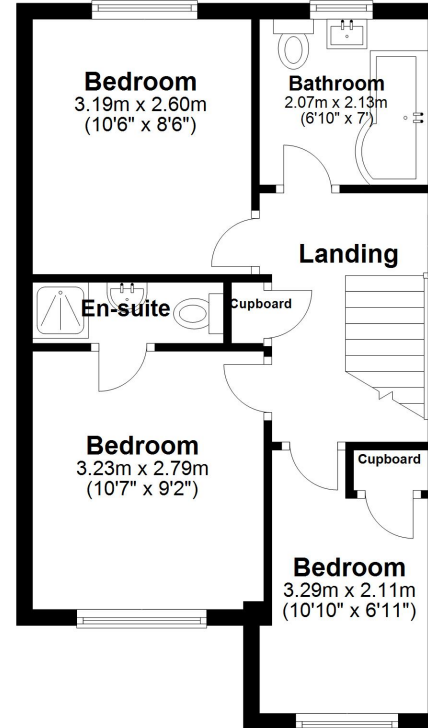
Ground Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 78.2 sq. metres (841.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		90
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

