



Southbank Road, Southport, PR8



**£190,000**

- Semi Detached Property
- Convenient Central Location
- Living Room with Log Burner
- Dining Room & Modern Kitchen
- Two Double Bedrooms
- 4 Piece Bathroom
- Freehold
- EPC rating D





Presenting to market a fantastic 2-bedroom Semi-Detached Property - offering modern comfort and ideally located walking distance to the Town Centre. This home is neutrally decorated, allowing for potential buyers to move straight in and incorporate their own personal touch.

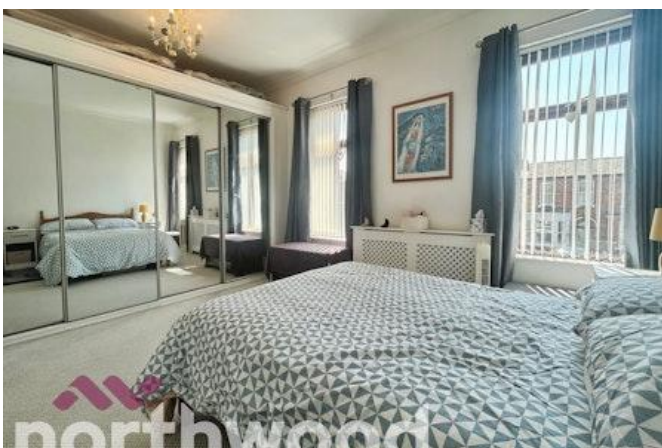
To the ground floor, the generously proportioned layout offers two reception rooms and modern kitchen. The first reception room features a large bay window and a cosy fireplace, perfect for entertaining guests or spending quiet evenings. The second reception room is naturally lit by dual aspect windows and with its elegant wood floors it seamlessly leads to the kitchen. The kitchen is finished with shaker style cabinets, stylish wood effect counters and equipped with integrated appliances adding extra convenience.

On the first floor, the property boasts two double bedrooms and family bathroom. The first bedroom is a comfortable retreat, featuring stylish mirrored wardrobes and twin windows, providing an abundance of natural light. The second bedroom again a comfortable double offers a unique feature fireplace, adding a touch of character to the room. The bathroom is beautifully finished, appointed with a free-standing bath and a walk-in shower, part of a comprehensive four-piece suite.

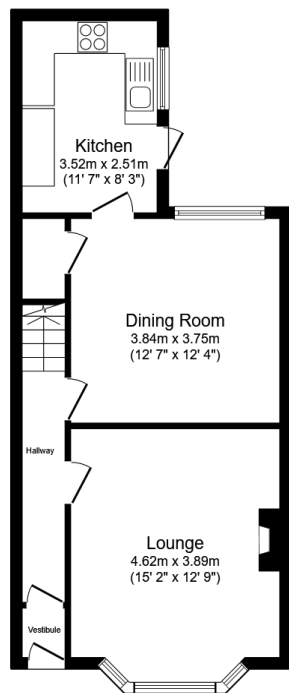
This outdoor space is truly unique, complete with a bespoke outdoor bar, fireplace and large patio providing an ideal setting for outdoor entertainment or peaceful relaxation. The front is fully paved allowing generous off-road parking.

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

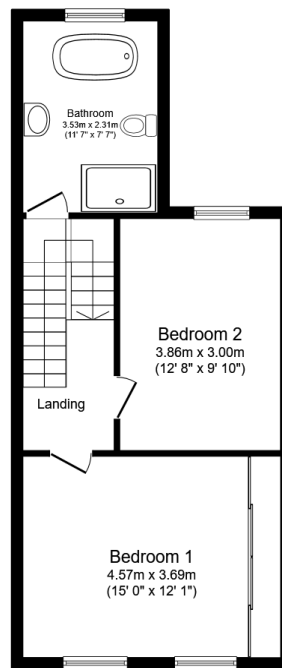






**Ground Floor**

Floor area 48.6 sq.m. (523 sq.ft.)

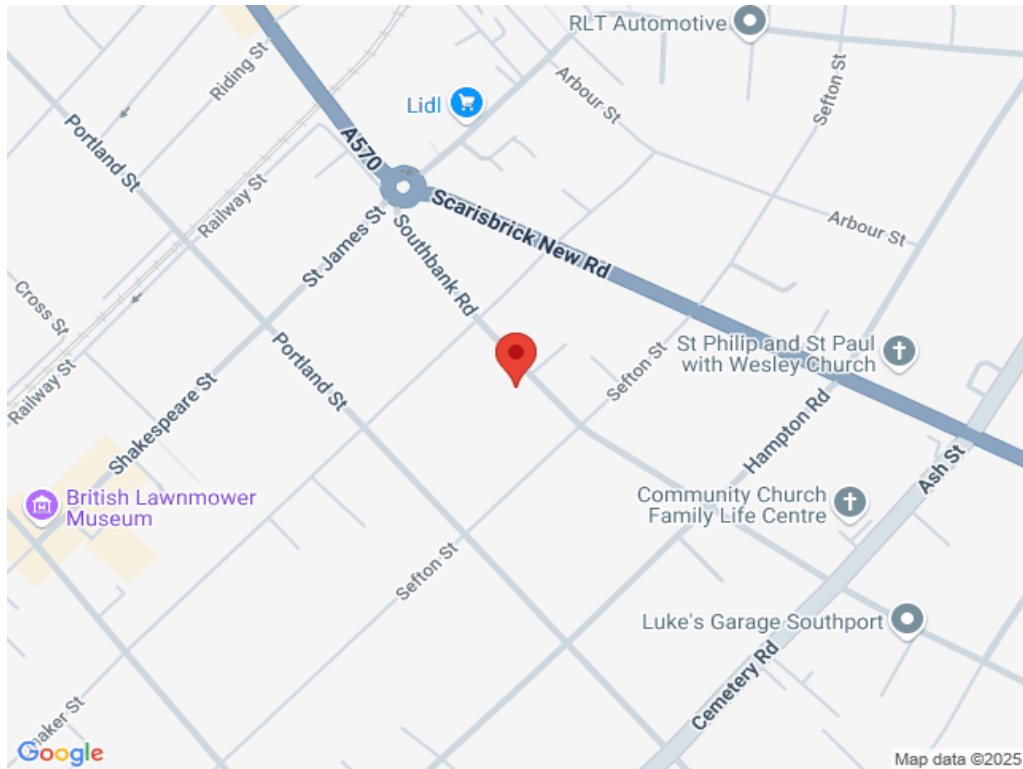


**First Floor**

Floor area 47.6 sq.m. (513 sq.ft.)

**Total floor area: 96.2 sq.m. (1,036 sq.ft.)**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |