



Falkland Road, Southport, PR8



3



1



2

£300,000

- Semi Detached Family Property
- Deceptively Spacious
- Two Reception Rooms
- Three Bedrooms
- Excellent Potential
- Front & Rear Gardens
- Freehold
- EPC rating TBC



Northwood are excited to present a beautiful and characterful, 3-bedroom semi-detached family property. Located on the sought-after Falkland Road, a beautiful tree lined street and a popular location off Scarisbrick New Road.

This attractive three-bedroom semi-detached property offers fantastic potential to create a modern family home. Well-presented and in good condition throughout, the property would benefit from some updating but would make an ideal opportunity for buyers looking to put their own stamp on a home.

Inside, the property features a generous hallway with attractive stained-glass window to the side aspect. There are two generous reception rooms, offering flexible living space for dining, entertaining or relaxing. Both reception rooms boast bay windows which allow plenty of natural light. The kitchen is functional and well-kept with the added benefit of a large pantry cupboard. Upstairs, there are three well-proportioned bedrooms and a family bathroom with separate WC.

Externally, the property boasts a driveway with off-road parking and a charming rear garden with a mix of lawn, patio and mature planting, perfect for outdoor living.

Situated in a popular residential area close to local amenities, schools and transport links, this is a wonderful opportunity to acquire a home full of character and potential.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) 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. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property 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.









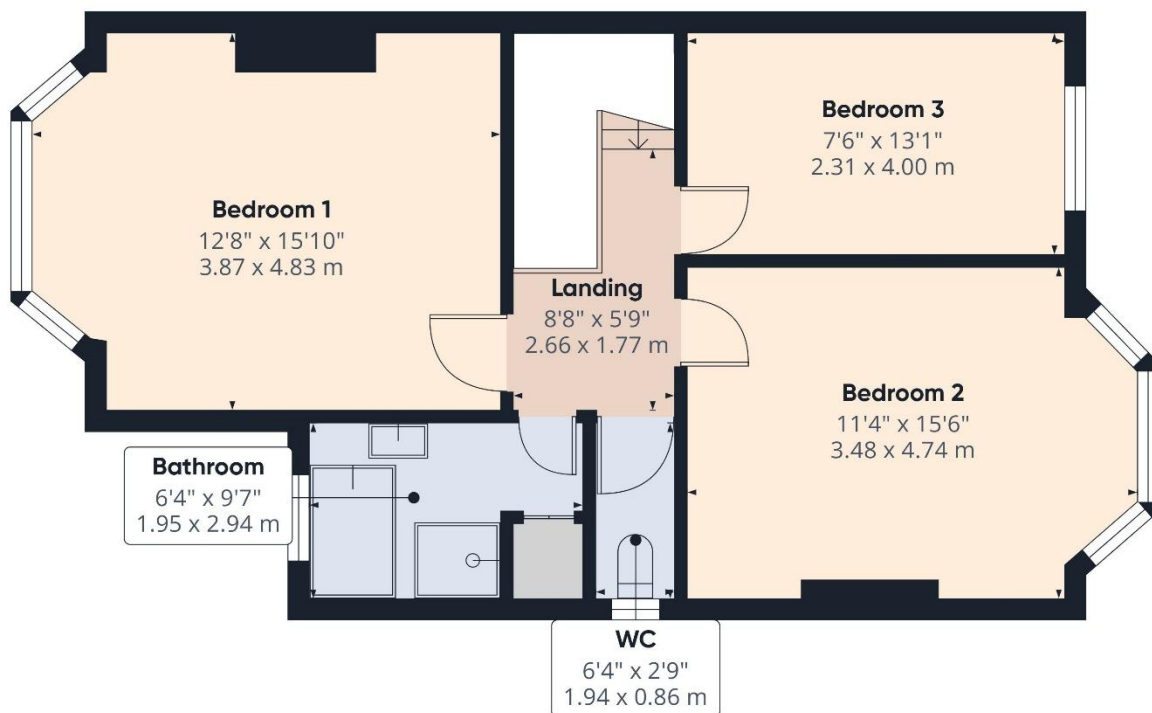
Approximate total area⁽¹⁾
581 ft²
54 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 0



Approximate total area⁽¹⁾
566 ft²
52.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 1



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