



Ericson Drive, Southport, PR8



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**£270,000**

- Spacious semi-detached home
- Bright living Room & Kitchen/Diner
- Bathroom & En-Suite
- Three Bedrooms
- Corner Plot with Extensive Garden
- Excellent potential to extend (STPP)
- Freehold
- EPC rating C





Nestled in a popular residential area of Southport, this beautifully presented three-bedroom semi-detached home offers spacious modern living with the added benefit of an extensive corner plot. Perfect for families, first-time buyers, or those seeking additional outdoor space, this property combines comfort, practicality, and future potential.

The ground floor features a welcoming entrance hall leading to a bright and airy living room, ideal for relaxing or entertaining. To the rear, the modern kitchen/diner provides ample space for family meals and gatherings, opening into a delightful conservatory that overlooks the garden, a perfect spot to enjoy the sunshine all year round.



Upstairs, there is a contemporary family bathroom and three well-proportioned bedrooms, one of which benefitting an En-suite shower room.

Outside, this home truly shines. Set on a corner plot, the property boasts an exceptionally large garden, extended further by an additional piece of land to the side. This offers enormous potential, whether for an allotment, creating a play area, or even exploring the possibility of an extension (subject to planning permission).

The front garden provides excellent kerb appeal with mature shrubs and a welcoming path and driveway, while the private rear garden offers both space and privacy for outdoor living. Located close to local schools, shops, and transport links, this home is perfectly positioned for convenient family living.

### Disclaimer

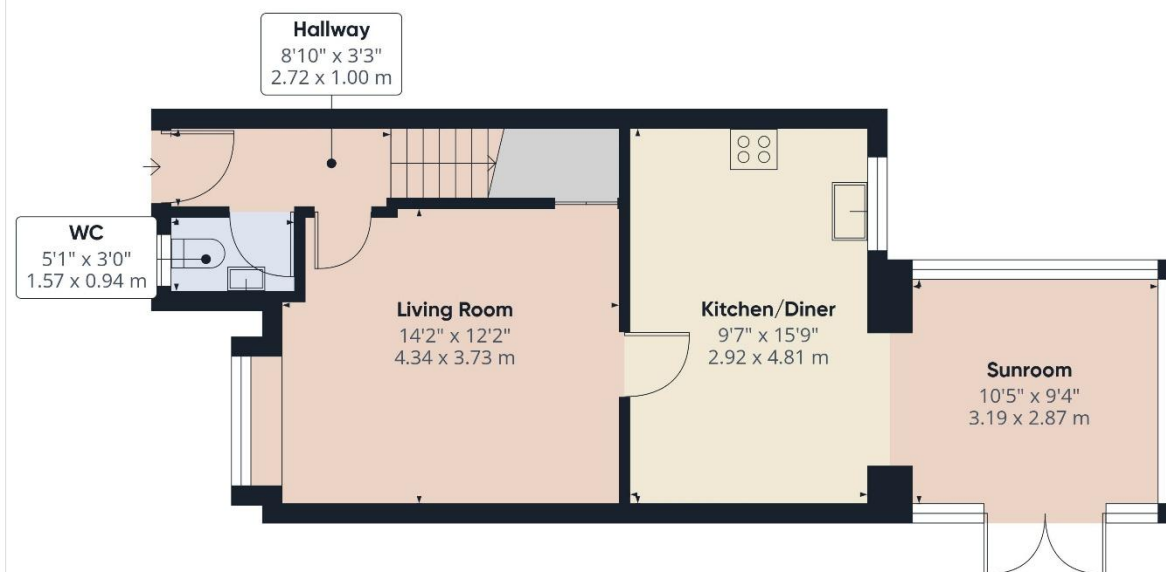
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck 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.









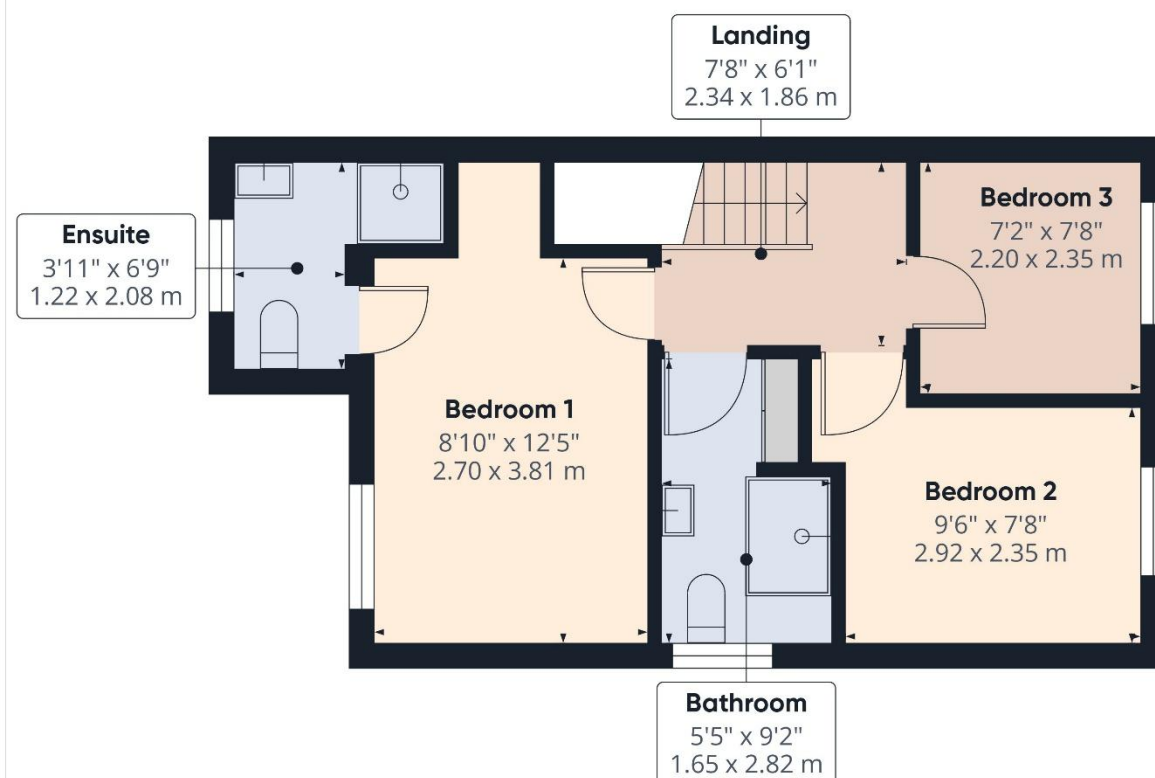


**Approximate total area<sup>(1)</sup>**  
516 ft<sup>2</sup>  
47.9 m<sup>2</sup>

(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



**Approximate total area<sup>(1)</sup>**  
368 ft<sup>2</sup>  
34.2 m<sup>2</sup>

(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





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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