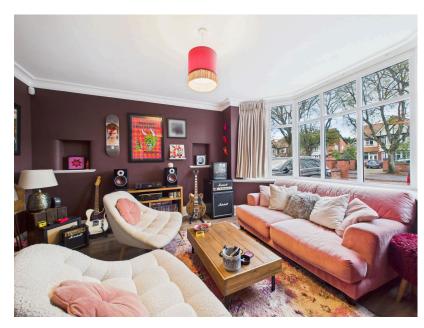


Ian Anthony The Estate Agents









DETACHED PROPERTY

FOUR BEDROOM

TWO LIVING AREAS

• OUTDOOR BAR

HOME GYM

GENEROUS GARDEN

MULTI-CAR DRIVEWAY

LIFESTYLE PROPERTY

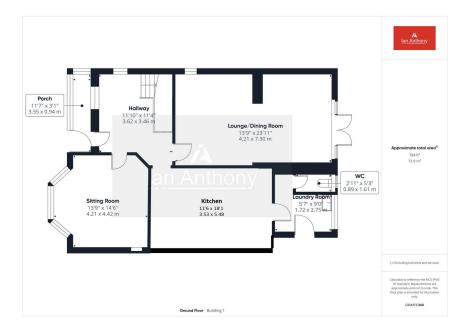
LOFT ROOM











Falkland Road, Southport — Characterful Four-Bedroom Detached Home

Set back from the road behind a large, multi-car driveway, this striking mock Tudor detached property immediately captures attention. Its distinctive façade sets the tone for what lies within — a characterful and stylish home that blends period charm with modern living, offering the perfect lifestyle property in a sought-after Southport location.

| Energy Efficiency Rating | | | |
|---|-------------------------|---------|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) | | 69 | 77 |
| (55-68) | | | |
| (39-54) | | | |
| (21-38) | | | |
| (1-20) | ; | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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