BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

76 Canning Road, Southport, PR9 7RN

£1,100

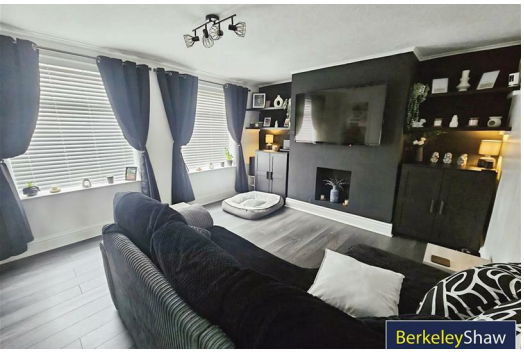
Presenting an immaculate three-bedroom semi-detached house to let, perfectly situated close to excellent public transport links and a range of local amenities. Ideal for families, this beautifully maintained property offers a harmonious blend of comfort, style, and convenience.

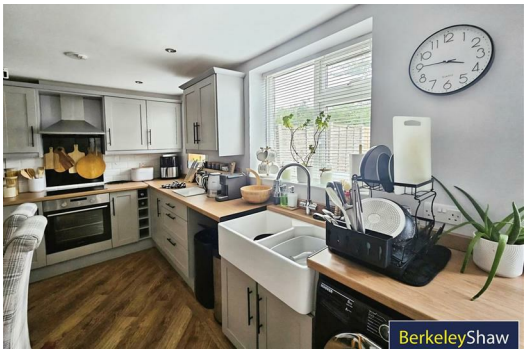
Upon entering, you are greeted by a bright and spacious separate reception room featuring large windows, providing an abundance of natural light and a welcoming atmosphere—an ideal space for relaxation or entertaining guests. The modern kitchen impresses with elegant wood countertops and ample natural light, complemented by a generous dining area perfect for family meals.

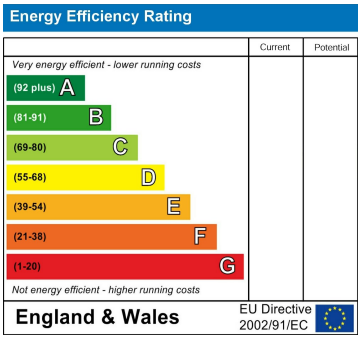
Accommodation includes two well-proportioned double bedrooms and a comfortable single bedroom, offering versatile living arrangements to suit your family's needs. The home boasts a high standard of décor throughout, reflecting its immaculate condition and attention to detail.

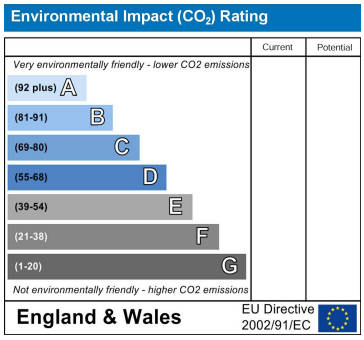
Externally, this property benefits from a private garden, providing a safe and enjoyable outdoor space for children to play or for alfresco dining during warmer months. Additionally, convenient parking ensures ease and peace of mind for residents and guests alike.

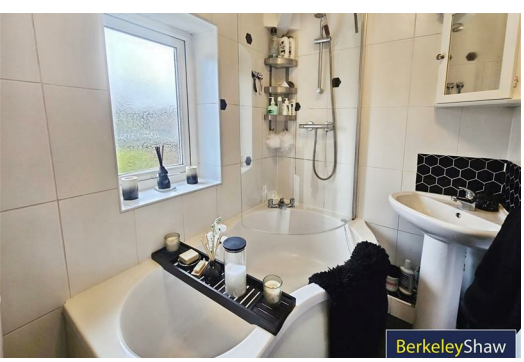
Energy efficiency is assured with an EPC rating of C, supporting lower utility costs, while the property falls under Council Tax Band B, offering attractive savings.

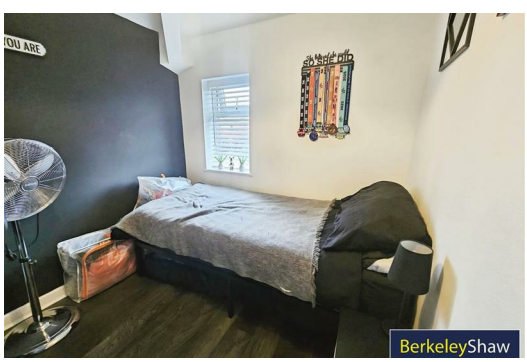


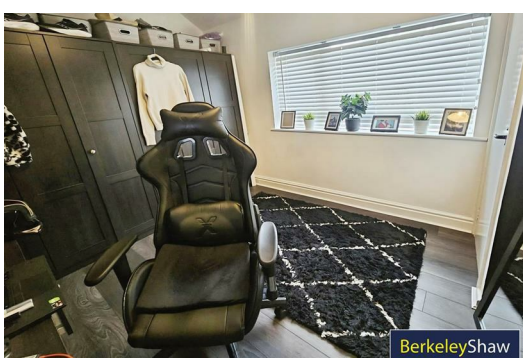



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


BerkeleyShaw


BerkeleyShaw


BerkeleyShaw