



BerkeleyShaw
REAL ESTATE

7 Malham Close, Southport, PR8 6UP

£1,100 PCM

Available to let is this neutrally decorated three-bedroom semi-detached house situated in a sought after location in Southport, close to Malham Close. The property offers practical living space, making it ideal for families.

The house features two reception rooms: a separate reception which can be used as a formal lounge or family room, and an open-plan living space that provides direct access to a private garden—ideal for relaxation or outdoor dining. The open-plan kitchen benefits from plenty of natural light and is complete with a dining space, providing a sociable area for mealtimes.

Accommodation includes a master bedroom, a double bedroom, and a single bedroom, offering flexibility for a range of family needs. The property comprises a modern bathroom with built-in storage, ensuring convenient space for essentials.

Local amenities are close at hand; nearby parks such as Botanic Gardens and Hesketh Park provide ample green space for outdoor activities. Southport's vibrant high street offers a selection of shops, cafés, and restaurants just a short drive away. Families will benefit from reputable local schools within the catchment area.

Public transport connections are accessible, with Southport railway station approximately 10 minutes' drive away, offering services to Liverpool (around 45 minutes) and Manchester. Regular local bus routes are available



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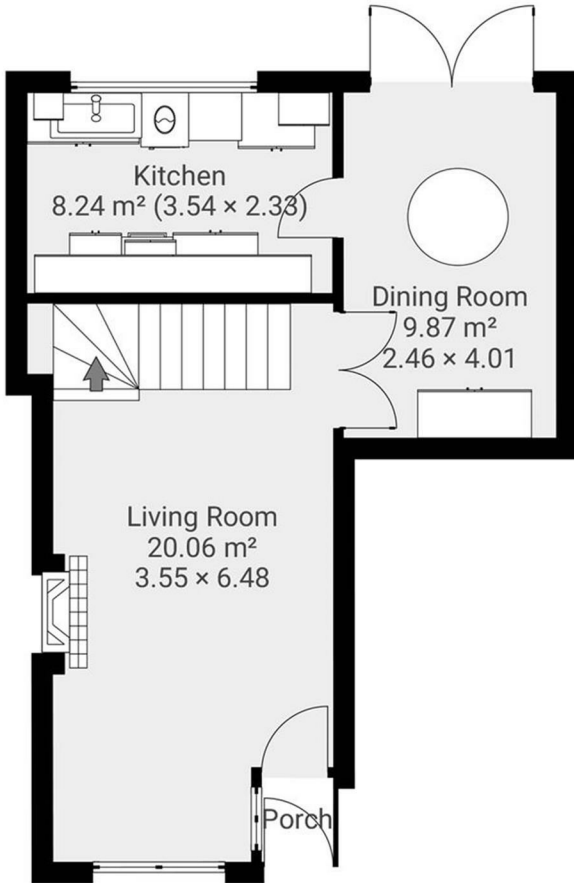
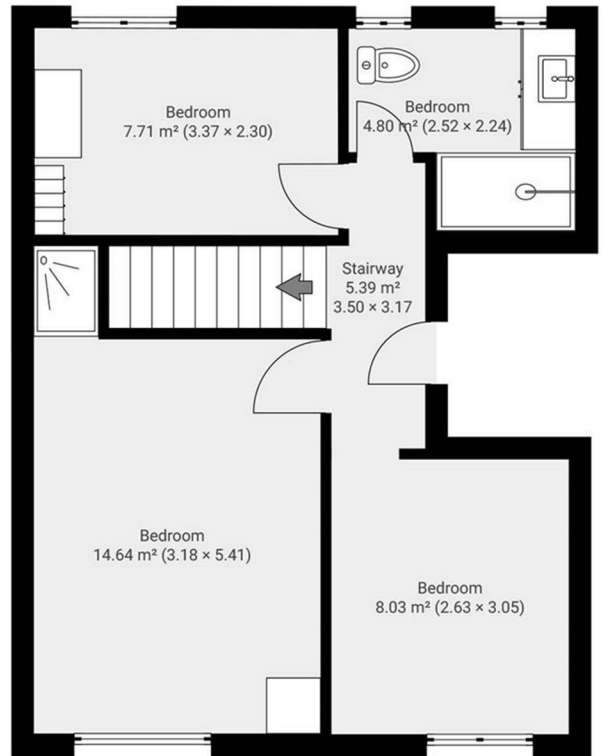
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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