Ryder Crescent

Southport, PR8 3AE

Offers In Excess Of £550,000

Flexi-Agent are delighted to present this well presented three DOUBLE BEDROOM extended dormer detached bungalow to the open market. Situated near a selection of local amenities, superb transport commuter links are provided nearby within comfortable walking distance.

The property briefly comprises of on ground floor; entrance porch, hallway, main bedroom with build in wardrobes & ensuite, WC, spacious dining room, open plan kitchen & diner, conservatory & well presented lounge.,

The first floor offers a further two bedrooms with wardrobes, three piece bathroom & loft.

Externally the property comprises of a private drive driveway & garage to the front as well as a sun catching garden, to the rear offers a beautifully presented large sun catching garden with paved seating as well.

Early viewings are encouraged to really appreciate this property.

Freehold
EPC: C
Council tax band: C

- Three DOUBLE BEDROOMS
- Dormer detached bungalow
- Main bedroom with ensuite
- Well presented kitchen / diner
- Spacious lounge & dining room
- Conservatory
- Driveway parking & garage
- All bedrooms with wardrobes
- Sun catching garden at front and rear
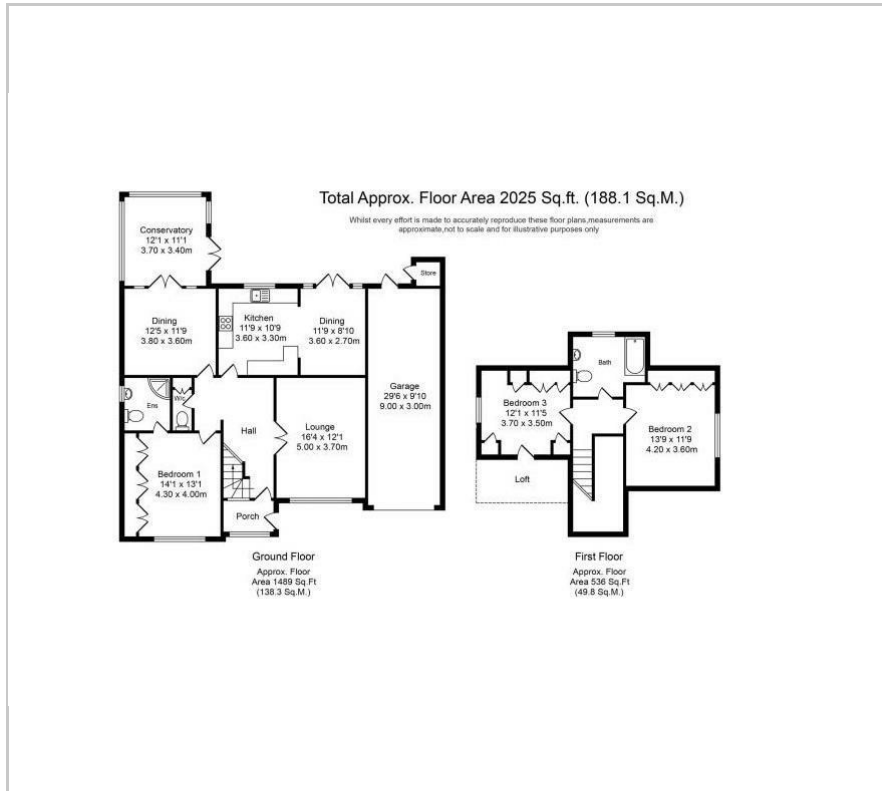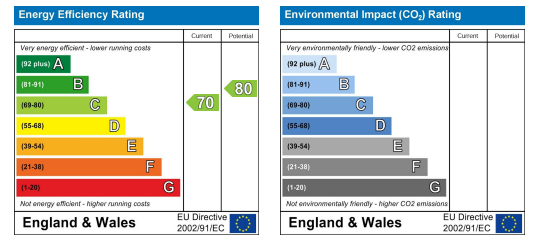- Viewings available upon request

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

3   1   2   C

Floor Plan

Total Approx. Floor Area 2025 Sq.ft. (188.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans,measurements are approximate,not to scale and for illustrative purposes only

Conservatory
12'1 x 11'1
3.70 x 3.40m

Dining
12'5 x 11'9
3.80 x 3.60m

Kitchen
11'9 x 10'9
3.60 x 3.30m

Dining
11'9 x 8'10
3.60 x 2.70m

Store

Garage
29'6 x 9'10
9.00 x 3.00m

Lounge
16'4 x 12'1
5.00 x 3.70m

Hall

Bedroom 1
14'1 x 13'1
4.30 x 4.00m

Porch

Bath

Bedroom 3
12'1 x 11'5
3.70 x 3.50m

Bedroom 2
13'9 x 11'9
4.20 x 3.60m

Loft

Ground Floor
Approx. Floor
Area 1489 Sq.Ft
(138.3 Sq.M.)

First Floor
Approx. Floor
Area 536 Sq.Ft
(49.8 Sq.M.)

Area Map

Clovelly Dr
Waterloo Rd
Dunbar Cres
A565
Birkdale High School
Carr Ln
Google
Map data ©2024

Energy Efficiency Graph

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

Current: 70 | Potential: 80

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