



44 Brook Street

Southport, PR9 8HY

**Offers in the region of £220,000**





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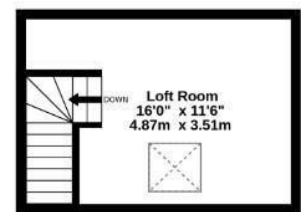
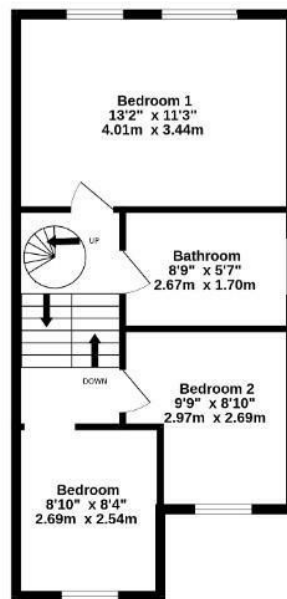
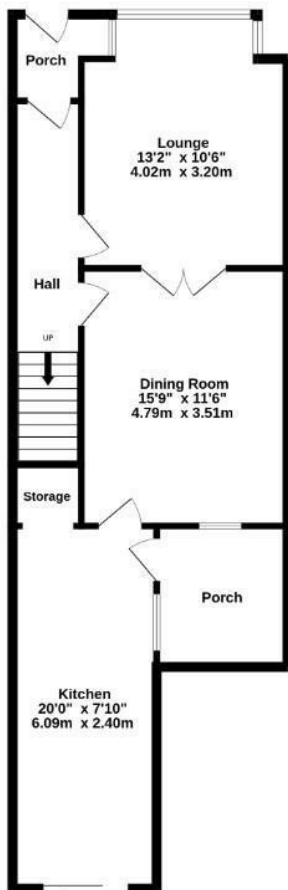
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GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



BROOK STREET, SOUTHPORT

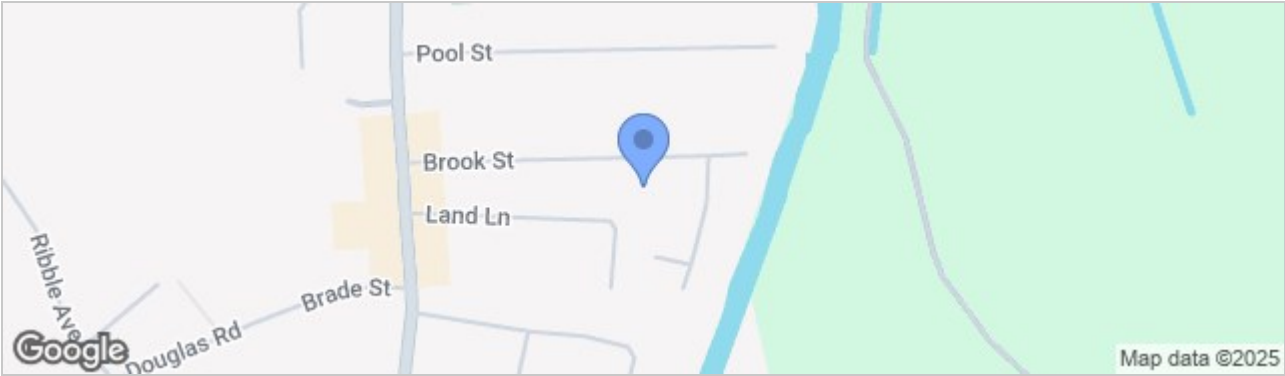
TOTAL FLOOR AREA: 1274sq.ft. (118.4 sq.m.) approx.

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metropix ©2025





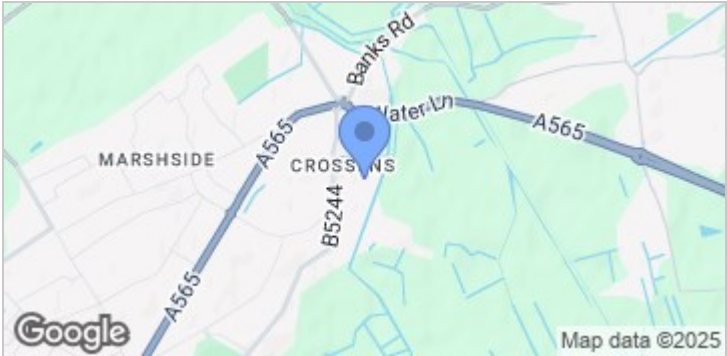
Road Map



Hybrid Map



Terrain Map



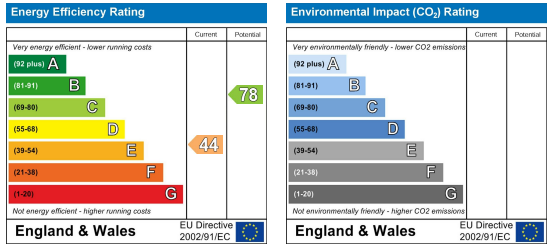
- **NO VENDOR CHAIN DELAY!**
- **THREE/ FOUR BEDROOM SEMI DETACHED HOUSE**
- **SOUTH FACING LANDSCAPED REAR GARDENS**
- **TWO RECEPTION ROOMS**
- **OFF ROAD PARKING**
- **CLOSE TO THE AMENITIES OF CROSSENS**
- **TENURE LEASEHOLD - COUNCIL TAX BAND B**
- **DETACHED WORKSHOPS**
- **NEWLY REFURBISHED**

Viewing

Please contact our Formby Office on 01704827402 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003  
Email: crosby@abode-group.co.uk  
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003  
Email: allerton@abode-group.co.uk  
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402  
Email: formby@abode-group.co.uk  
Web: www.abode-group.co.uk