



72 Lyndhurst Road, Southport  
Southport



NICHOLLS  
& BARNES

ESTATE AGENTS

£250,000

# 72 Lyndhurst Road

Southport, Southport

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Open-Plan Lifestyle Home
- Three Bedrooms
- Extensive Corner Plot
- Tastefully Decorated & High Standard Finish
- New Kitchen & Bathroom
- Two Log Burners
- Sun Room
- Enclosed Garden & Patio
- Secure Off-Road Parking
- Nearby Schools/Amenities/Train stations



### FRONT GARDEN

Large, beautifully landscaped garden to front and side featuring paved and gated pathway.

### REAR GARDEN

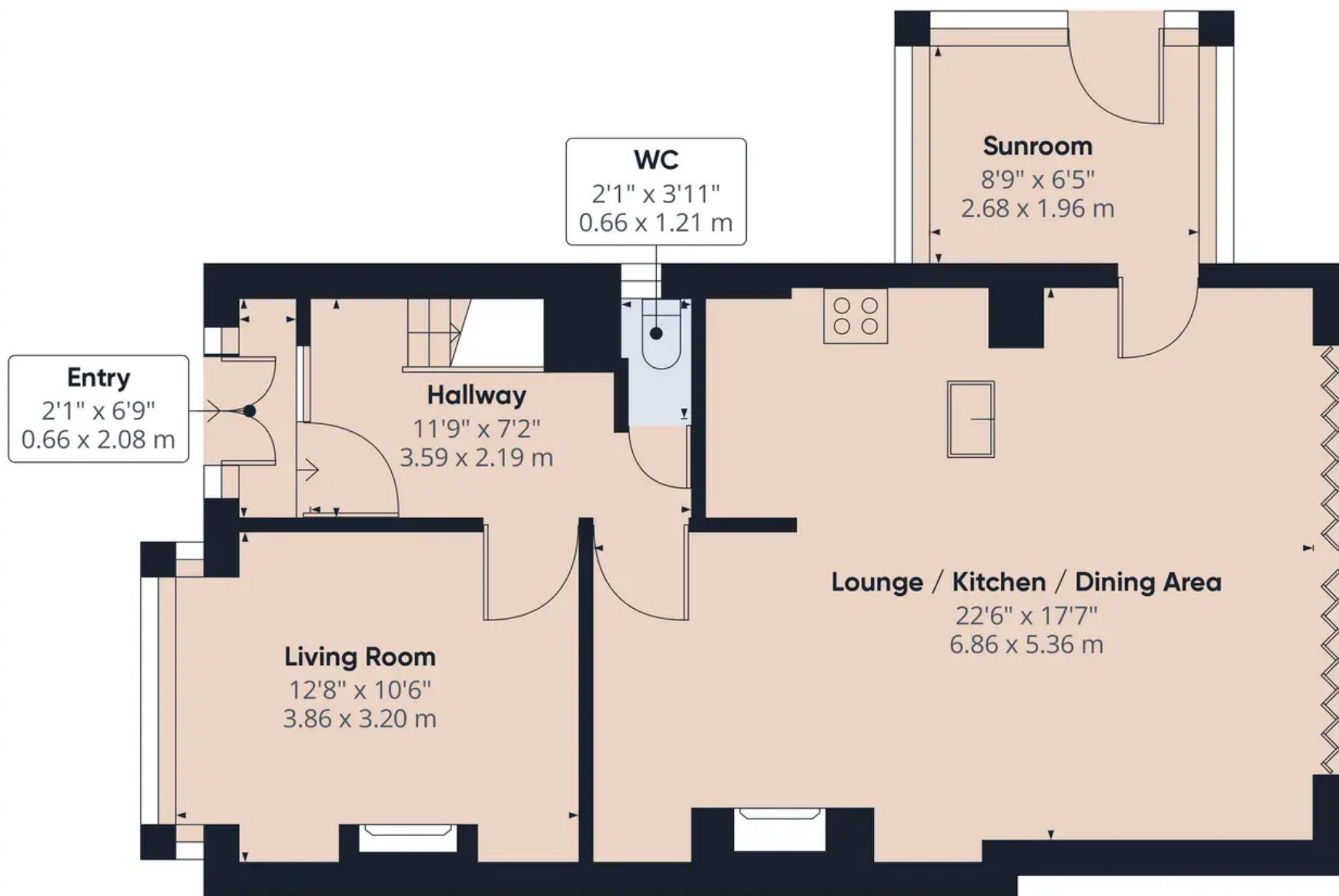
Enclosed, secluded garden with spacious lawn area, indian stone patio substantial garage and greenhouse.

### SECURE GATED

2 Parking Spaces

Paved, off-road parking offering ample space for numerous vehicles.





Approximate total area<sup>(1)</sup>

673.34 ft<sup>2</sup>

62.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Landing**  
5'11" x 3'5"  
1.82 x 1.05 m

**Bedroom**  
7'8" x 7'1"  
2.34 x 2.17 m

**Bathroom**  
8'9" x 7'2"  
2.68 x 2.20 m

**Bedroom**  
13'4" x 10'6"  
4.07 x 3.22 m

**Bedroom**  
12'2" x 10'5"  
3.73 x 3.18 m

Approximate total area<sup>(1)</sup>

395.59 ft<sup>2</sup>

36.75 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Nicholls and Barnes

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