



97 Dunbar Road, Southport

Southport



NICHOLLS  
& BARNES

ESTATE AGENTS

£380,000

# 97 Dunbar Road

Southport

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning Family Home
- Three Bedrooms
- Open-Plan Lounge Kitchen Diner
- Separate Lounge
- Spacious Rear Garden
- Detached Garage/Workshop
- Finished to High Specification
- Ground Floor WC
- Tastefully Decorated Throughout
- Highly Desirable Location

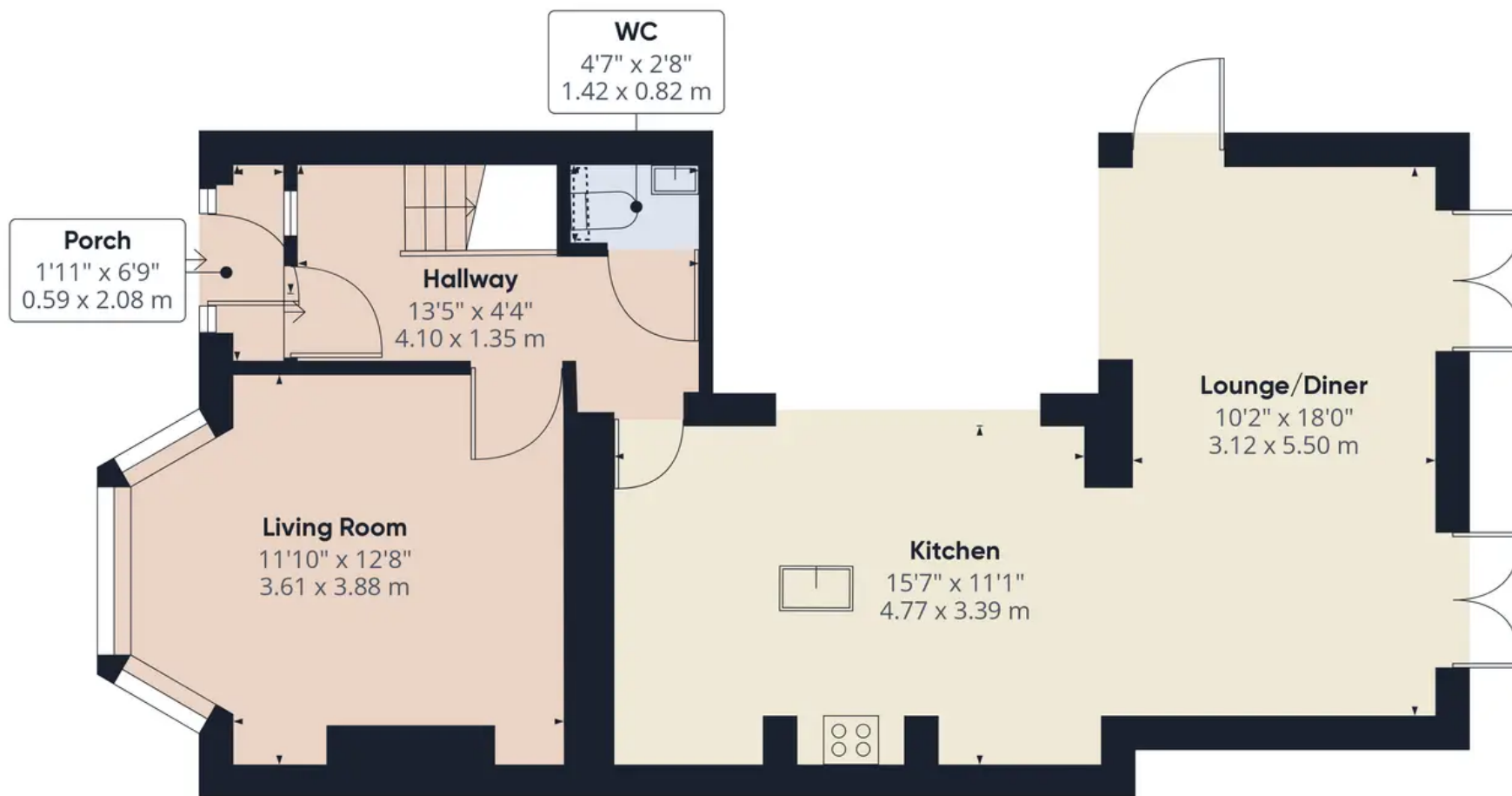


REAR GARDEN

DRIVEWAY

2 Parking Spaces





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

676.34 ft<sup>2</sup>

62.83 m<sup>2</sup>

Reduced headroom

1.3 ft<sup>2</sup>

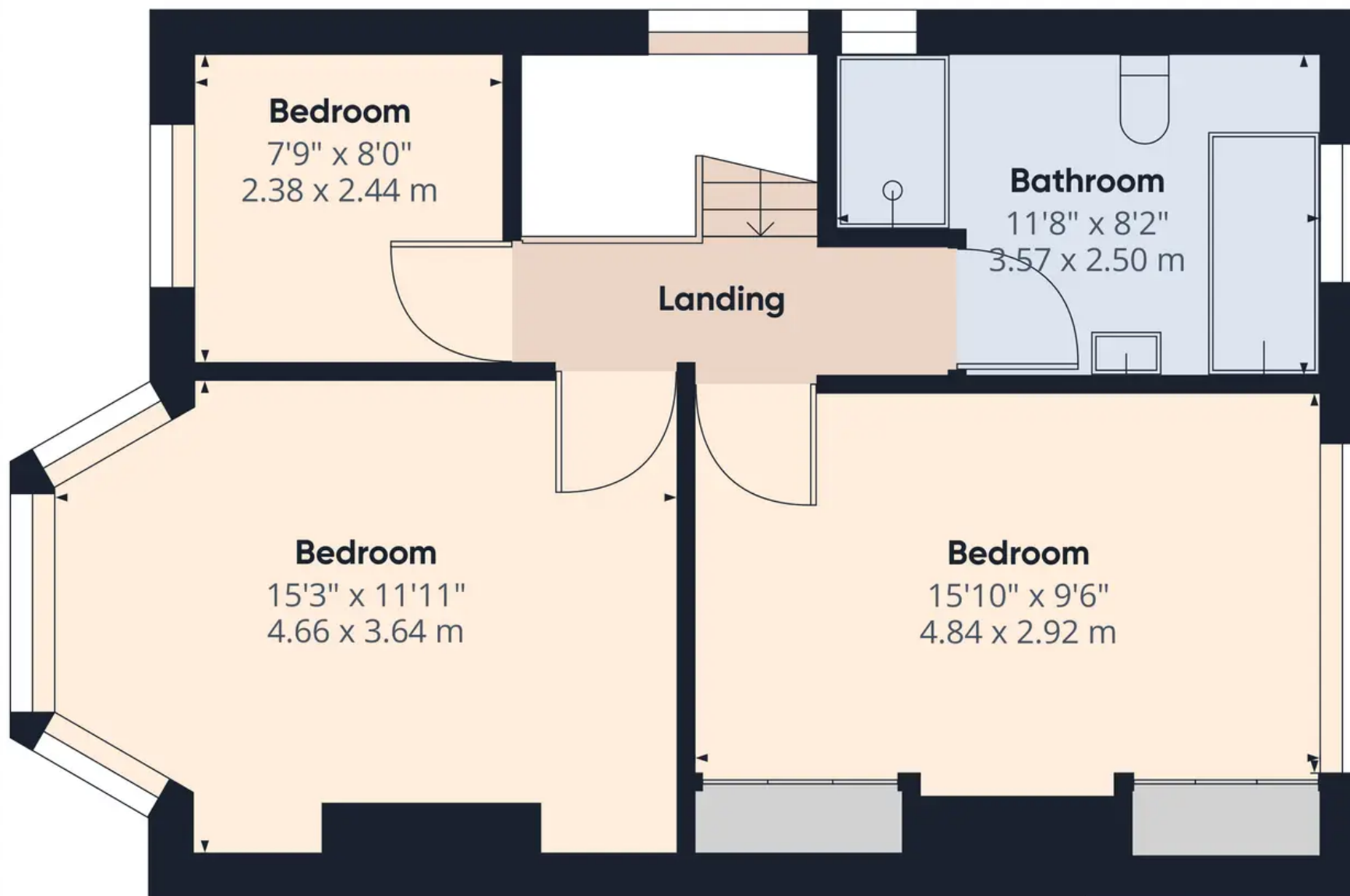
0.12 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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

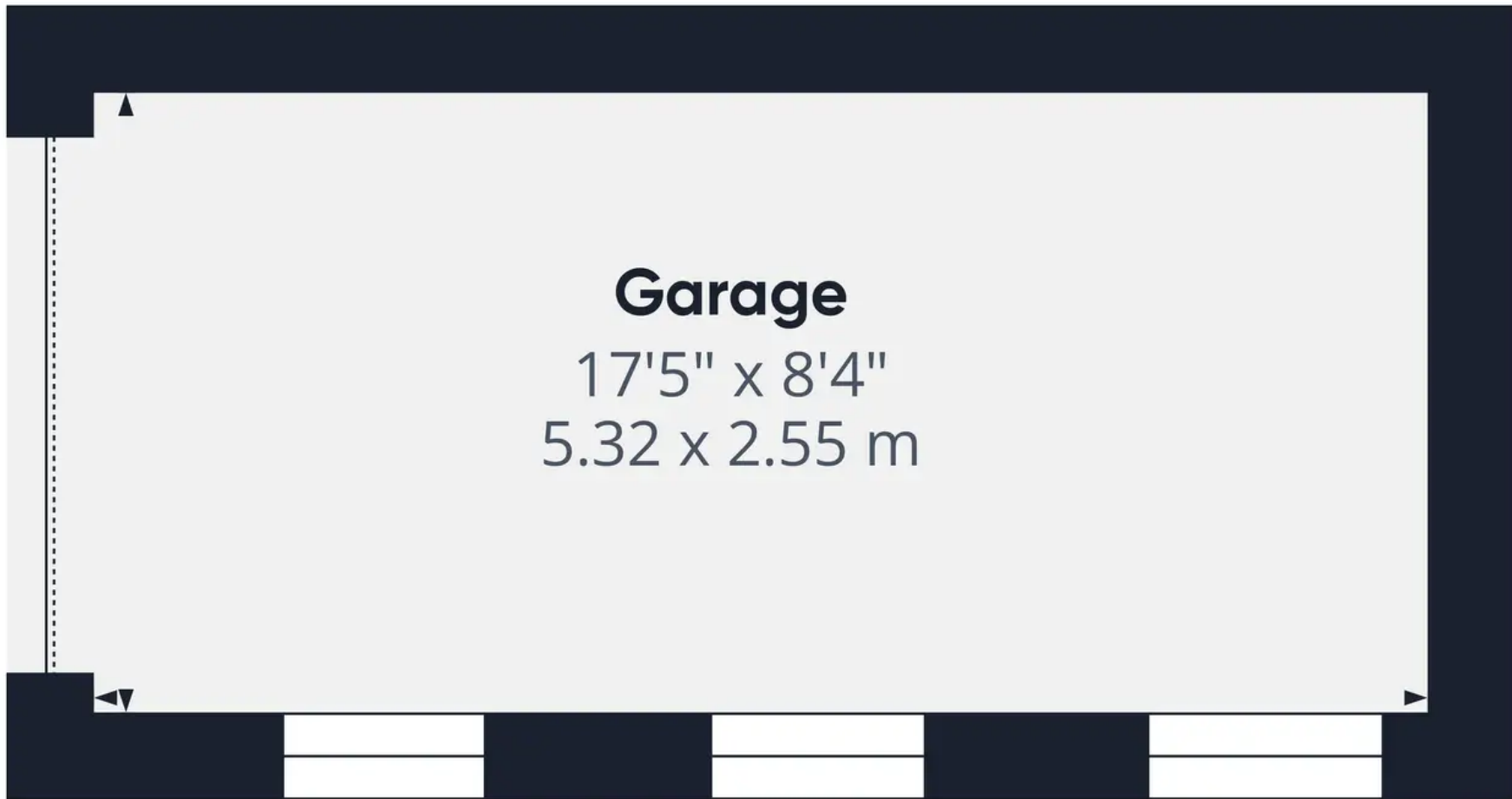
533.06 ft<sup>2</sup>

49.52 m<sup>2</sup>

(1) Excluding balconies and terraces

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The floor plan shows a large rectangular area labeled 'Garage' with dimensions 17'5" x 8'4" (5.32 x 2.55 m). The area is surrounded by a dark grey border. A vertical dashed line with arrows at both ends is on the left side. The bottom edge of the plan shows a series of rectangular blocks, likely representing structural elements or columns.

**Garage**  
17'5" x 8'4"  
5.32 x 2.55 m

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

144.43 ft<sup>2</sup>

13.42 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Nicholls and Barnes

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