



99 Balmoral Drive, Southport
Southport



NICHOLLS
& BARNES

ESTATE AGENTS

£265,000

99 Balmoral Drive

Southport

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Charming Three Bedroom Home
- Large Fully Fitted Kitchen
- Extensive Lounge/Diner
- Spacious Sun Room
- Spectacular Garden & Patio
- Ground Floor W.C.
- Period Features
- Detached Garage/Workshop
- Driveway Parking
- Sought-After Location



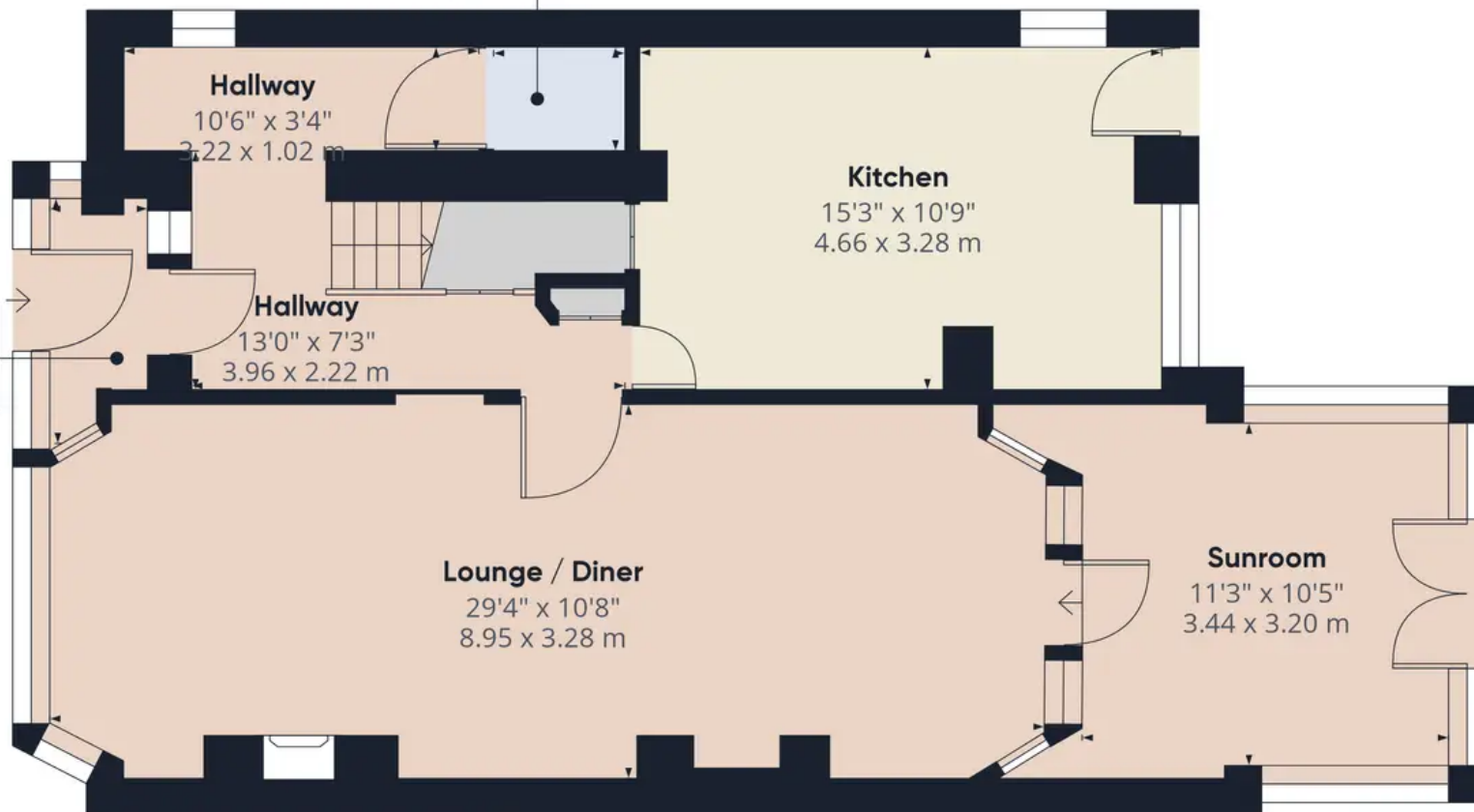
REAR GARDEN

DRIVEWAY

2 Parking Spaces



WC
3'8" x 3'4"
1.12 x 1.02 m



Approximate total area⁽¹⁾

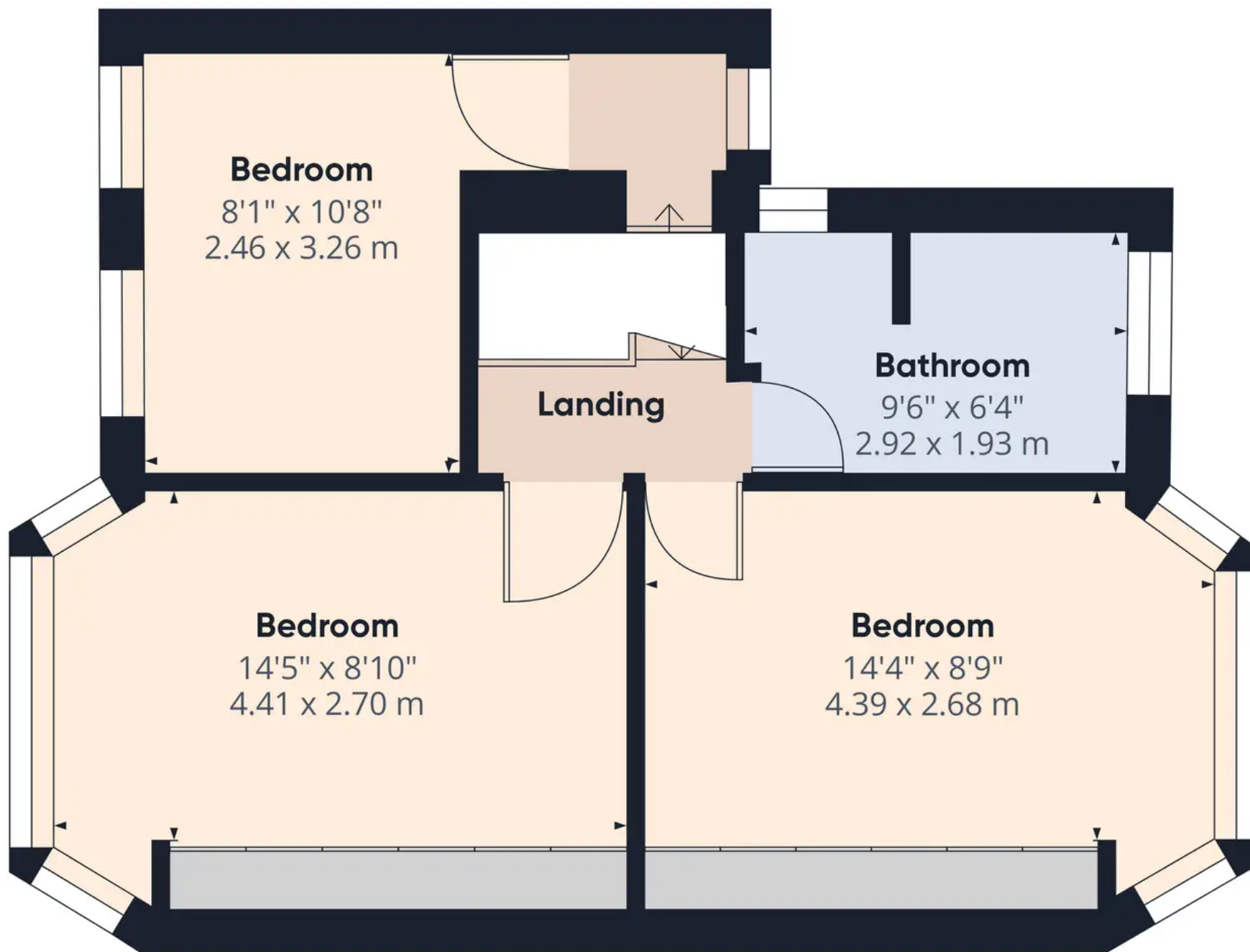
769.85 ft²

71.52 m²

(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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Approximate total area⁽¹⁾

503.83 ft²

46.81 m²

(1) Excluding balconies and terraces

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Garage
17'9" x 9'2"
5.43 x 2.80 m

The floor plan shows a rectangular garage area with a dark grey border. A dashed vertical line is on the left side. A curved line extends from the bottom right corner of the garage area. There are small black triangles at the top left, top right, and bottom right corners of the garage area.

Approximate total area⁽¹⁾

162.71 ft²

15.12 m²

(1) Excluding balconies and terraces

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Nicholls and Barnes

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