



7 Harrogate Way, Southport
Southport



NICHOLLS
& BARNES
ESTATE AGENTS

In Excess of £225,000

7 Harrogate Way

Southport

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Delightful Semi Detached Home
- Three Bedrooms
- Stunning Kitchen/Diner
- Bespoke Dining Area Cabinetry
- Bi-Fold Doors
- Downstairs WC
- Single Garage & Gated Car Port
- Enclosed Garden to Rear
- Ideal Location



REAR GARDEN

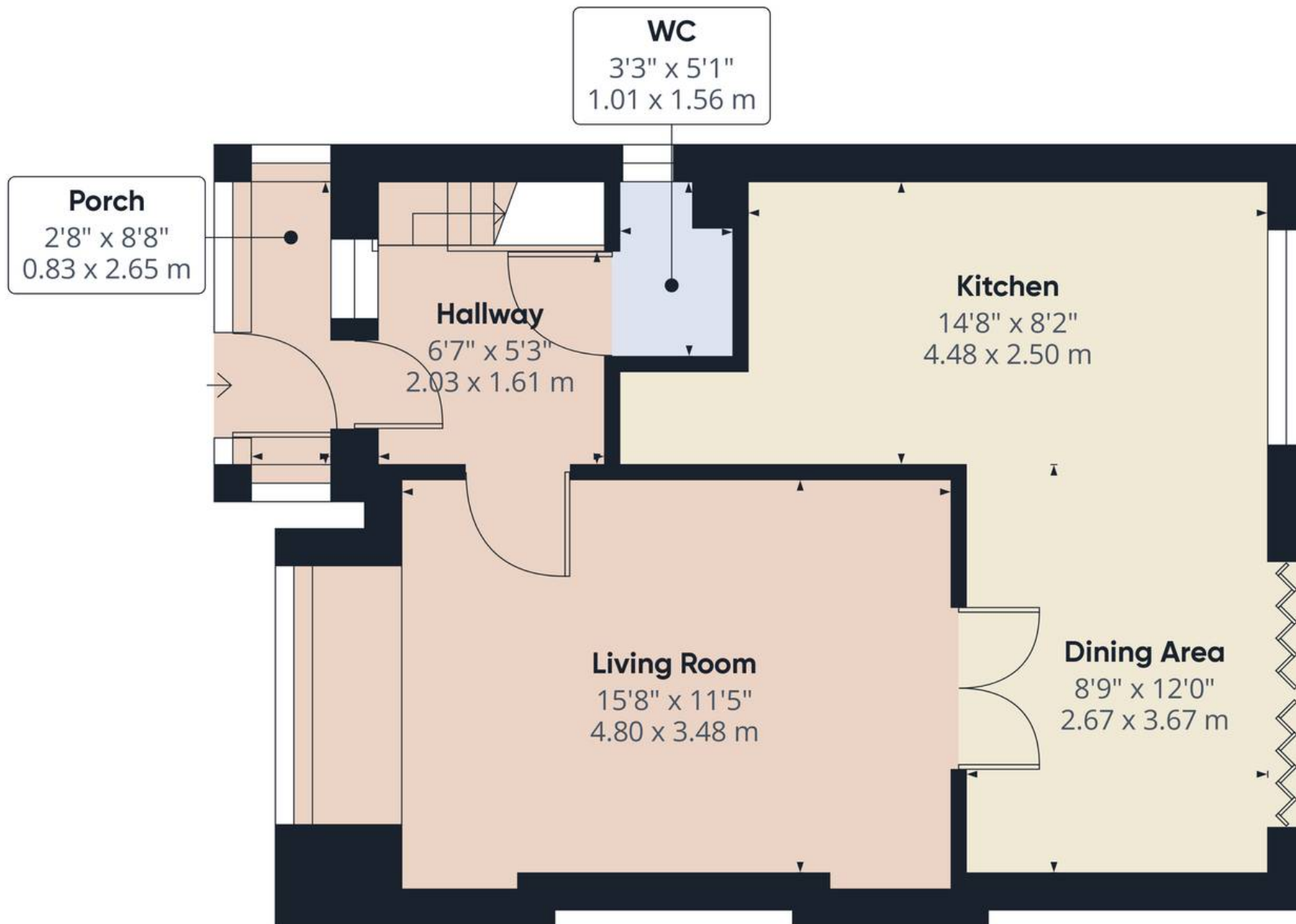
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





Approximate total area⁽¹⁾

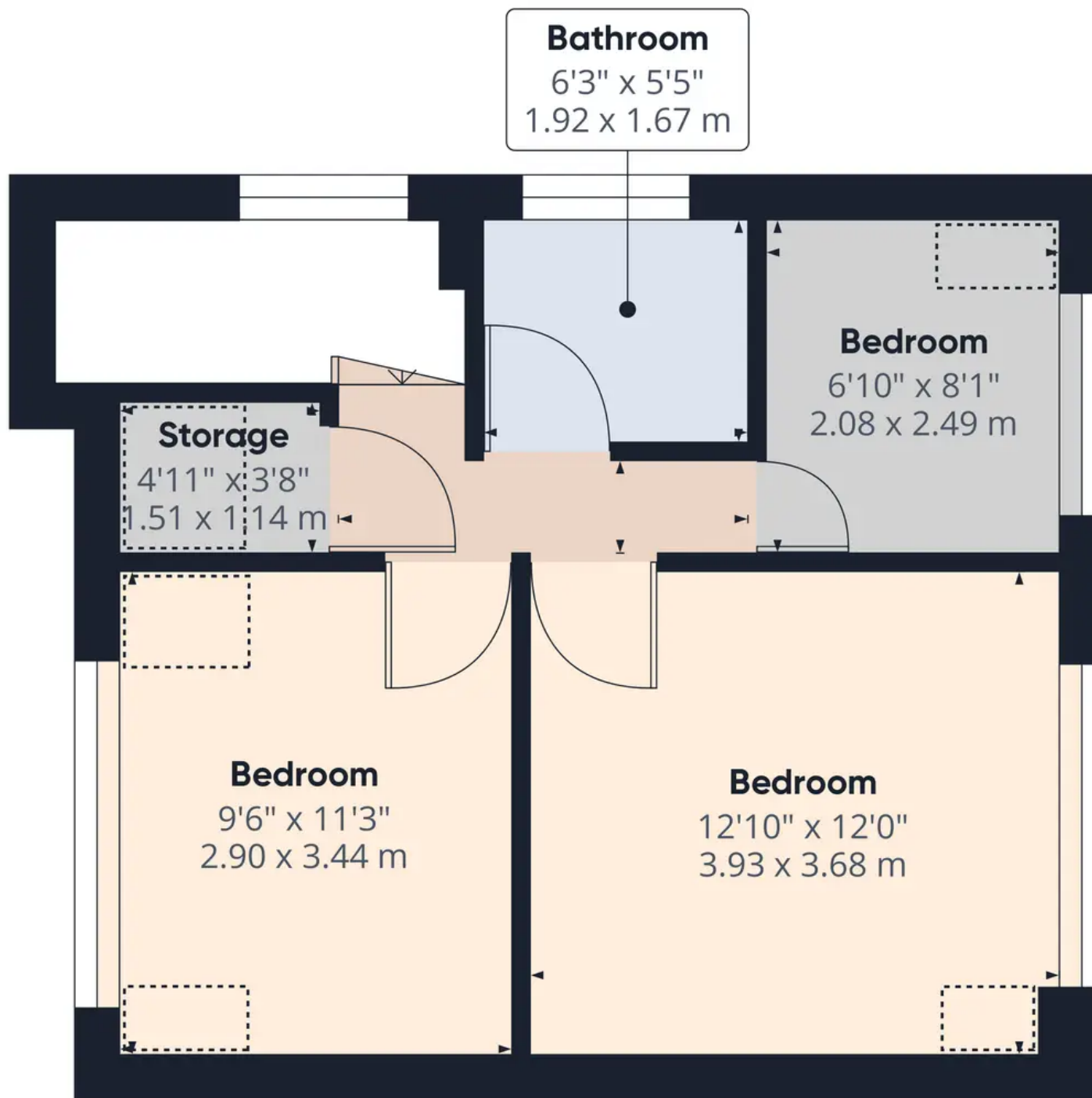
544.69 ft²

50.6 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.

GIRAFFE 360



Floor 1

Approximate total area⁽¹⁾

405.81 ft²
37.7 m²

Reduced headroom

29.84 ft²
2.77 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Nicholls and Barnes

Nicholls & Barnes Estate Agents, 43 Hoghton Street, Southport PR9 0PG

01704 541 414 • sales@nichollsandbarnes.net • nichollsandbarnes.net



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