



2 Ryder Crescent, Southport

Southport



NICHOLLS  
& BARNES

ESTATE AGENTS

In Excess of £520,000

# 2 Ryder Crescent

Southport

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Elegant Detached Family Residence
- Three Spacious Bedrooms
- Scope for Fourth Bedroom
- Two Reception Rooms
- Large Family Bathroom
- Downstairs WC
- Beautifully Maintained Gardens
- Detached Single Garage
- Extensive Conservatory
- Sought-After Location



**FRONT GARDEN**

**REAR GARDEN**

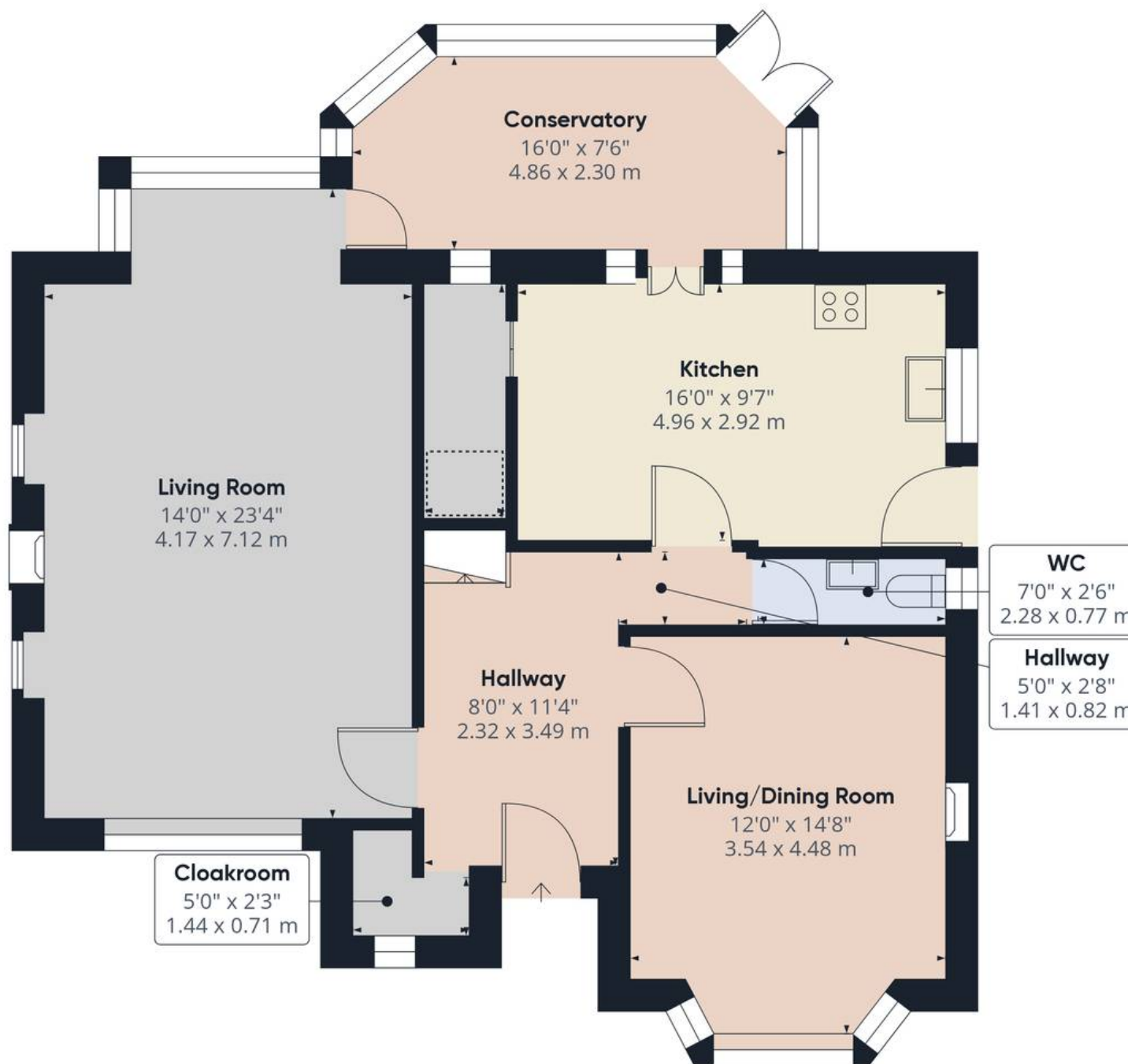
**DRIVEWAY**

3 Parking Spaces

**GARAGE**

Single Garage





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

937.32 ft<sup>2</sup>

87.08 m<sup>2</sup>

**Reduced headroom**

7.53 ft<sup>2</sup>

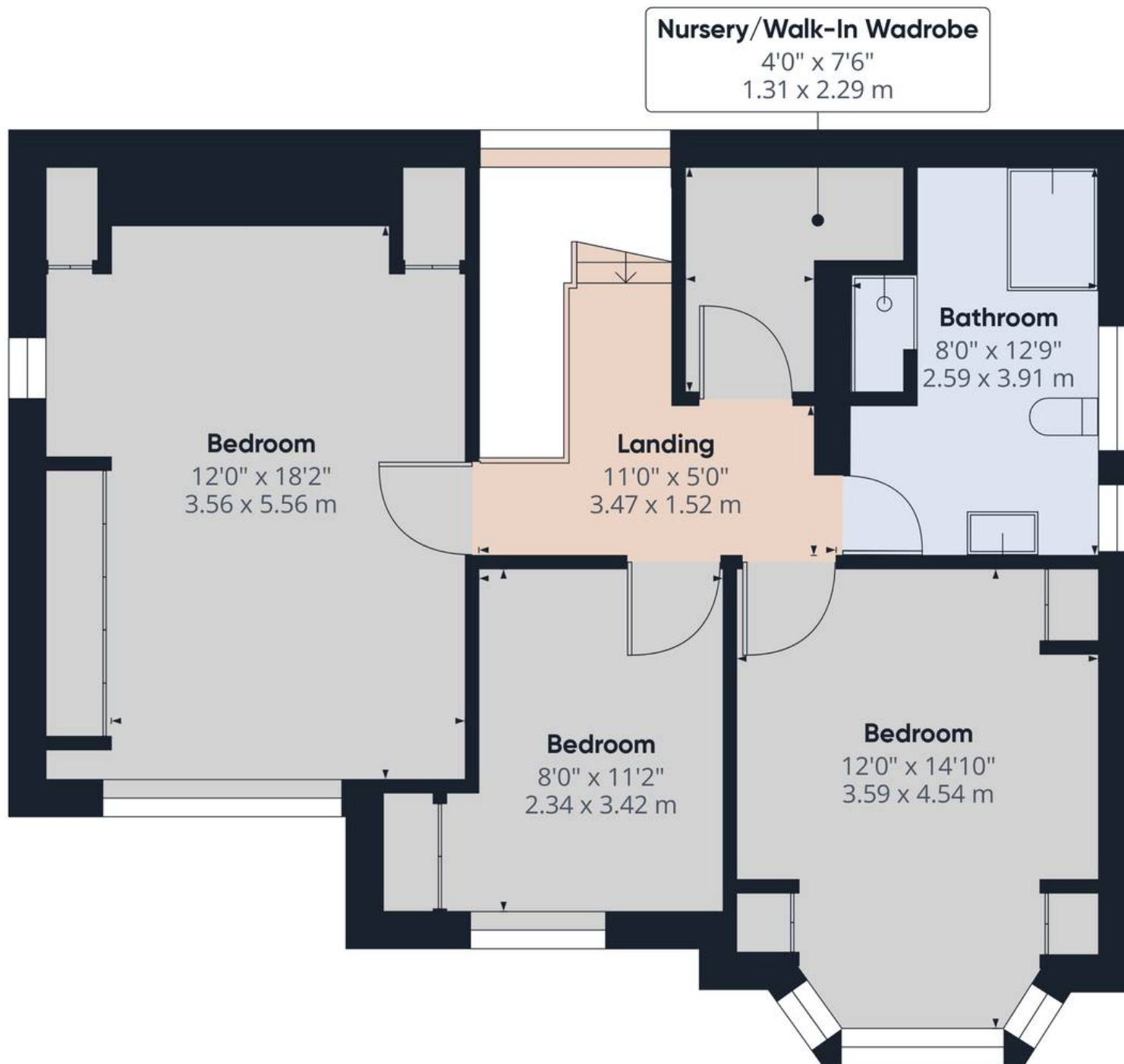
0.7 m<sup>2</sup>

(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.

**GIRAFFE360**



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

730.44 ft<sup>2</sup>

67.86 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Nicholls and Barnes

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