



86 St. Lukes Road, Southport

Southport



NICHOLLS
& BARNES

ESTATE AGENTS

In Excess of £210,000

86 St. Lukes Road

Southport

Delightfully presented three bedroom semi detached home offering spacious interiors, extensive garden and off street parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

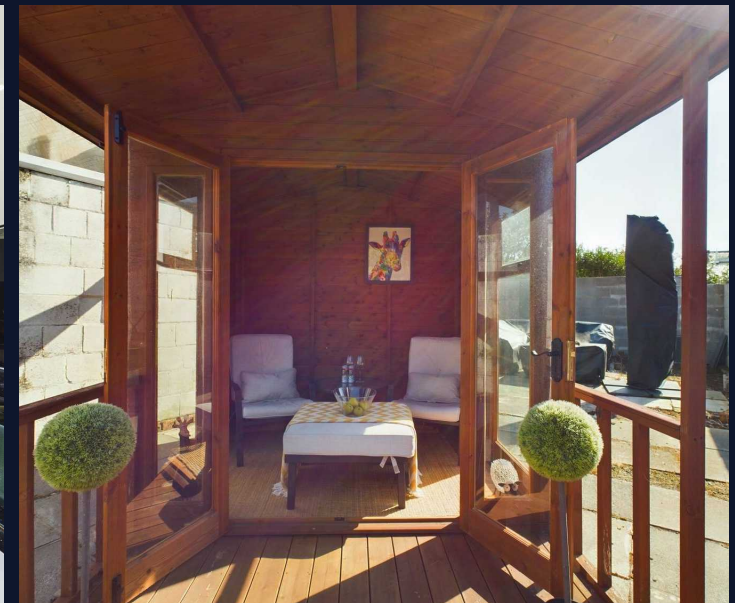
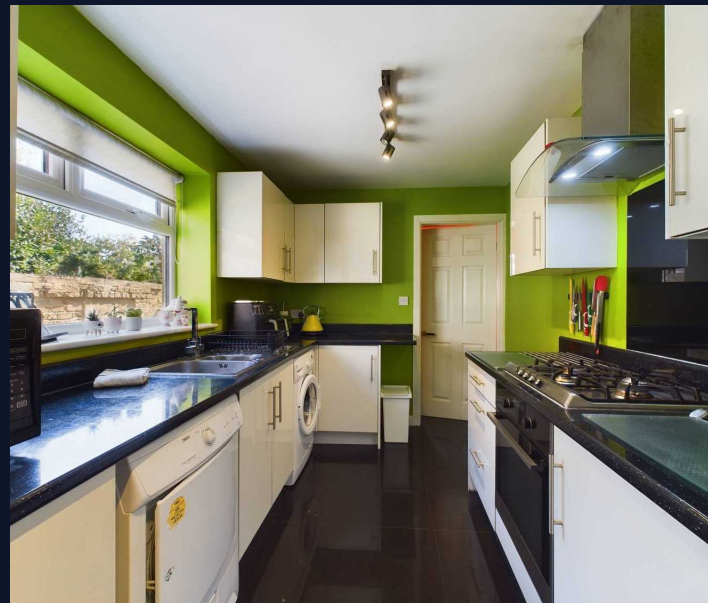
EPC Environmental Impact Rating:

- Lovely Semi Detached Home
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Downstairs WC
- Stylishly Decorated Throughout
- Period Features
- Extensive Sun Catching Garden
- Summer House
- Off Street Parking

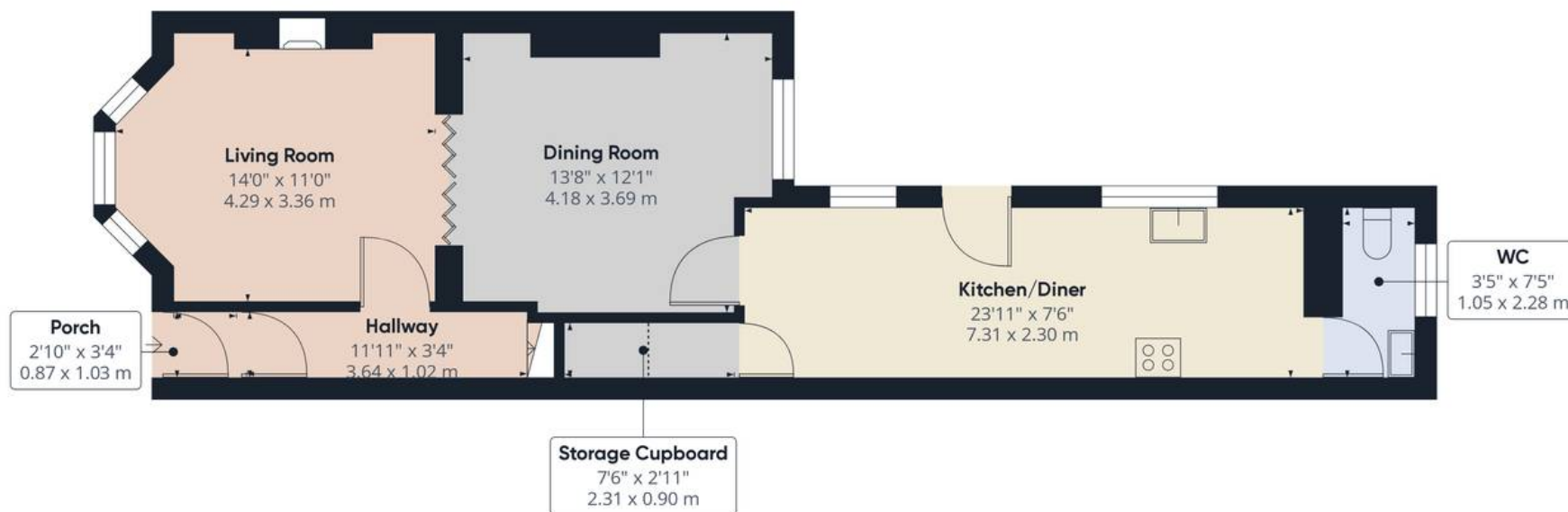


OFF STREET

2 Parking Spaces







Approximate total area⁽¹⁾

577.7 ft²

53.67 m²

Reduced headroom

10.33 ft²

0.96 m²

(1) Excluding balconies and terraces

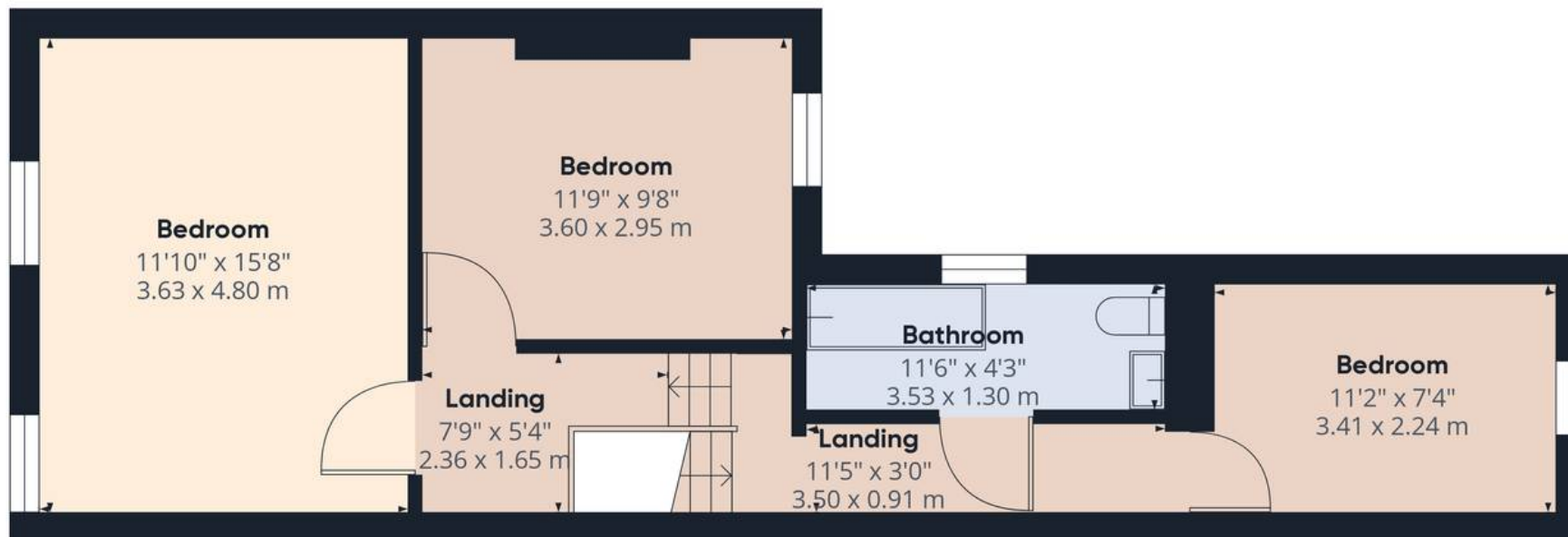
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

503.97 ft²

46.82 m²

(1) Excluding balconies and terraces

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