



45 Dawlish Drive, Southport

Southport



**NICHOLLS
& BARNES**

ESTATE AGENTS

In Excess of **£185,000**

45 Dawlish Drive

Southport

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Delightful Semi Detached Home
- Two Double Bedrooms
- Spacious Lounge
- Beautifully Maintained Garden
- Detached Single Garage
- Driveway Parking
- Desirable Residential Area
- Convenient For Local Amenities



REAR GARDEN

GARDEN

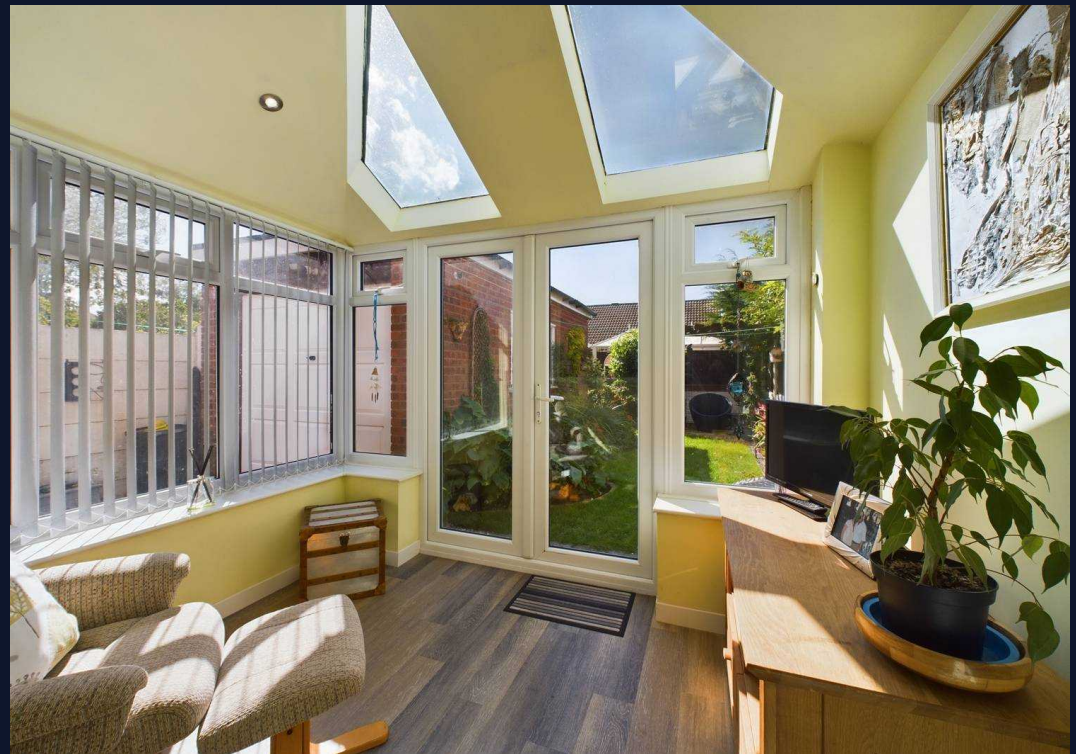
GARAGE

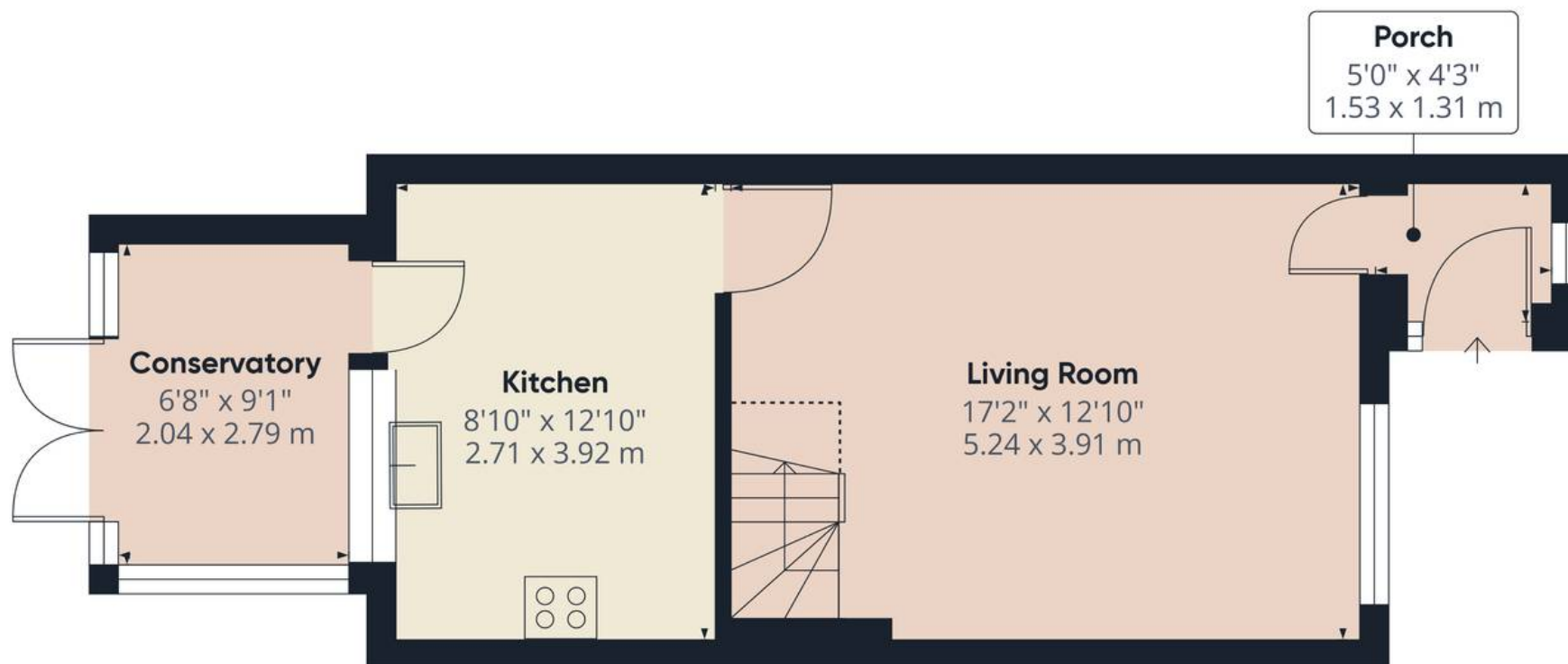
Single Garage

DRIVEWAY

2 Parking Spaces







Approximate total area⁽¹⁾

426.68 ft²
39.64 m²

Reduced headroom

9.26 ft²
0.86 m²

(1) Excluding balconies and terraces

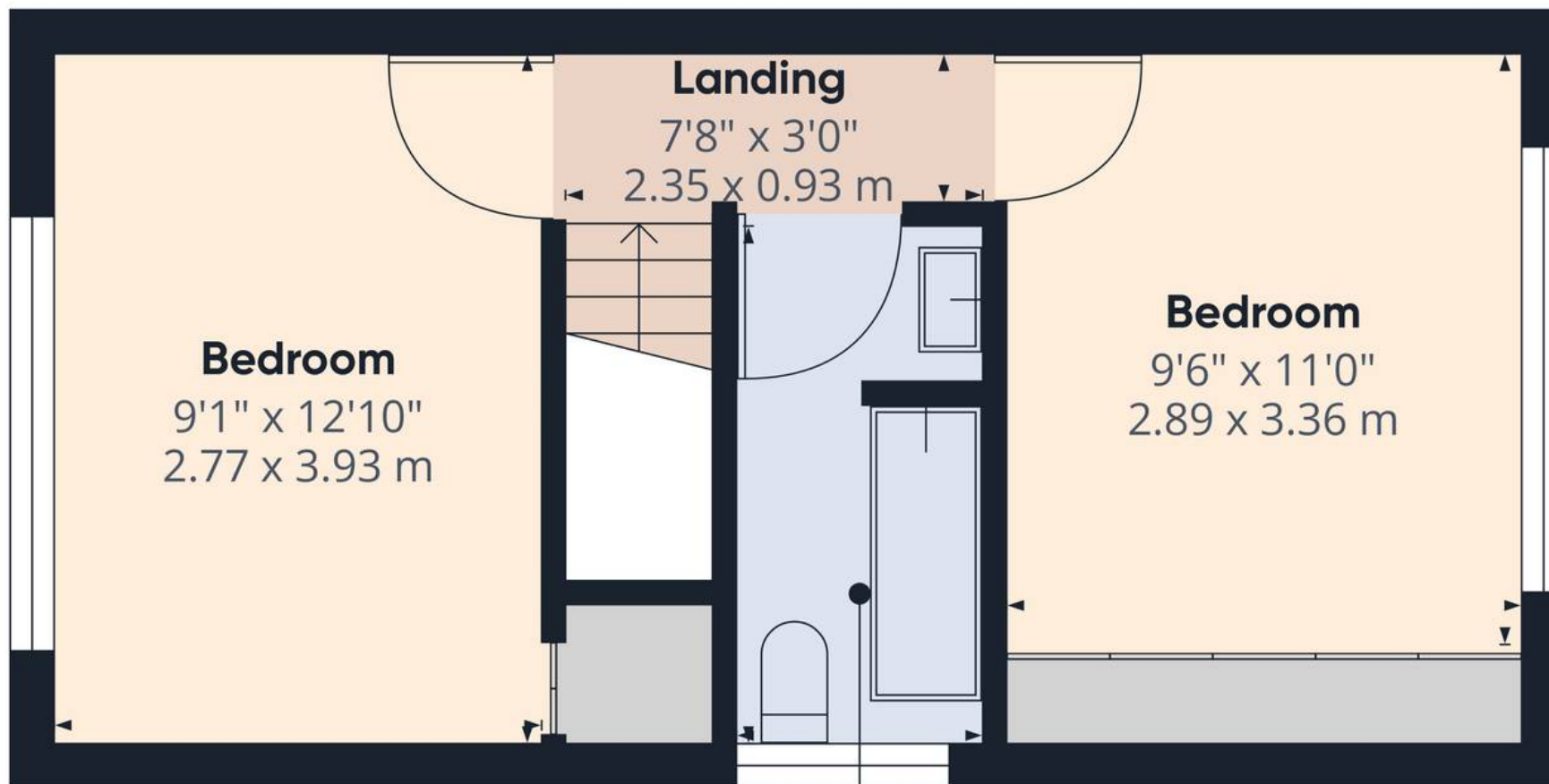
Reduced headroom

..... 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.

GIRAFFE360



Bathroom
4'6" x 9'4"
1.39 x 2.85 m

Approximate total area⁽¹⁾

309.25 ft²

28.73 m²

(1) Excluding balconies and terraces

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Nicholls and Barnes

43 Hoghton Street, Southport - PR9 0PG

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



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