



10 Norbury Close, Southport  
Southport



NICHOLLS  
& BARNES  
ESTATE AGENTS

£299,000

# 10 Norbury Close

Southport

Exquisite detached bungalow in peaceful cul-de-sac. Stylish two-bed property with extended living space, open-plan lounge/diner, separate living room, modern bathroom. Neutral decor, garage, large driveway, and enclosed garden. Ideal for modern, single-level living.  
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended Detached Bungalow
- Two Double Bedrooms
- Open Plan Lounge/Diner
- Separate Living Room
- Contemporary Bathroom
- Tastefully Decorated Throughout
- Single Garage
- Enclosed Rear Garden
- Large Driveway
- Peaceful Cul-De-Sac Location



REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces





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

863.48 ft<sup>2</sup>

80.22 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Nicholls and Barnes

43 Hoghton Street, Southport - PR9 0PG

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



**NICHOLLS  
& BARNES**

ESTATE AGENTS

