



22 Banastre Road, Southport
Southport


**NICHOLLS
& BARNES**
ESTATE AGENTS

In Excess of **£155,000**

22 Banastre Road

Southport

Charming two bedroom semi-detached house with modern comforts & traditional charm. Features natural wood flooring, downstairs bathroom, new combi boiler, double glazing and off-street parking. Open plan lounge diner, spacious bedrooms, extensive enclosed garden. Popular area, no chain. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming Semi Detached House
- Extensive Enclosed Garden
- Natural Wood Flooring
- Off-Street Parking
- Downstairs Bathroom
- New Combi Boiler
- Two Spacious Double Bedrooms
- Open Plan Lounge Diner
- Popular Residential Area
- No Chain

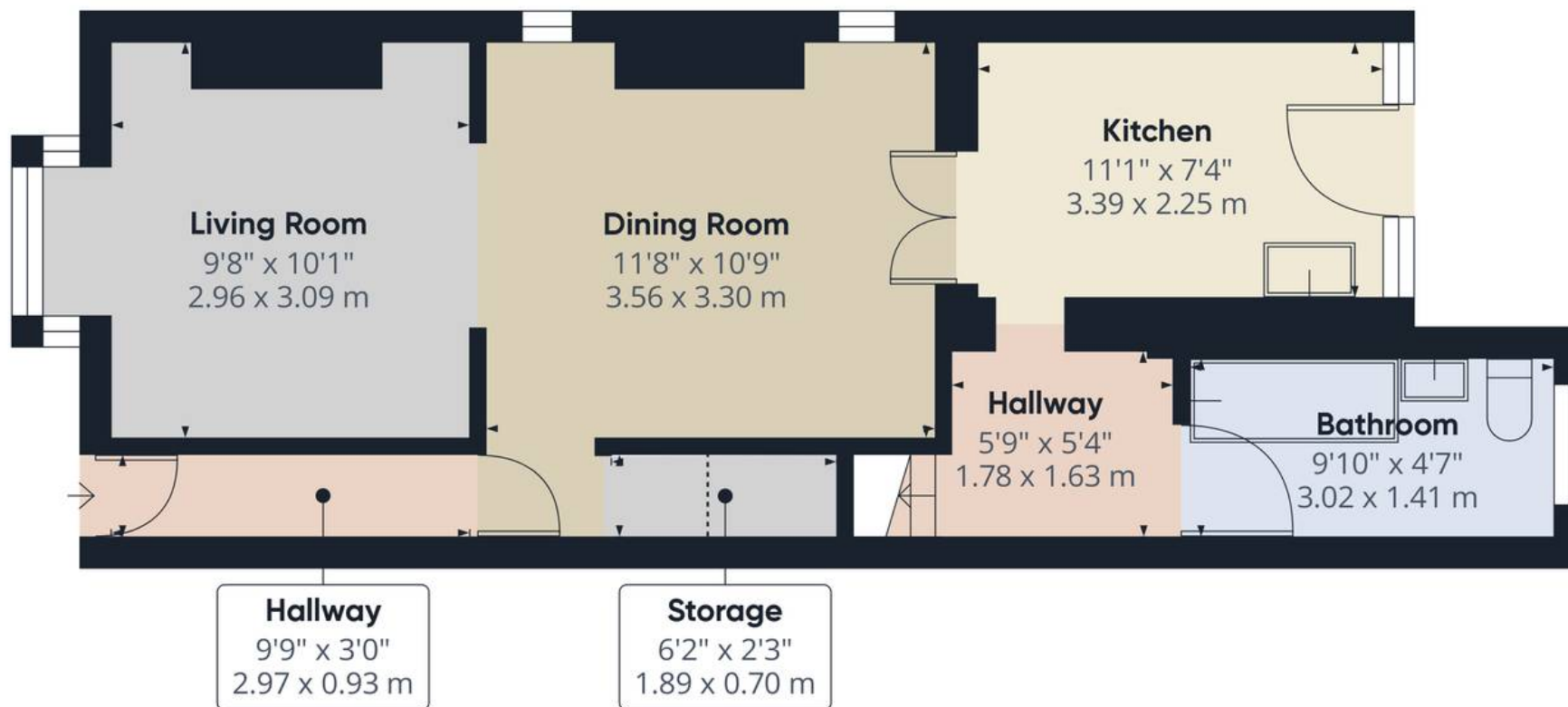


REAR GARDEN

DRIVEWAY

1 Parking Space





Approximate total area⁽¹⁾

444.88 ft²

41.33 m²

Reduced headroom

81.59 ft²

0.7 m²

(1) Excluding balconies and terraces

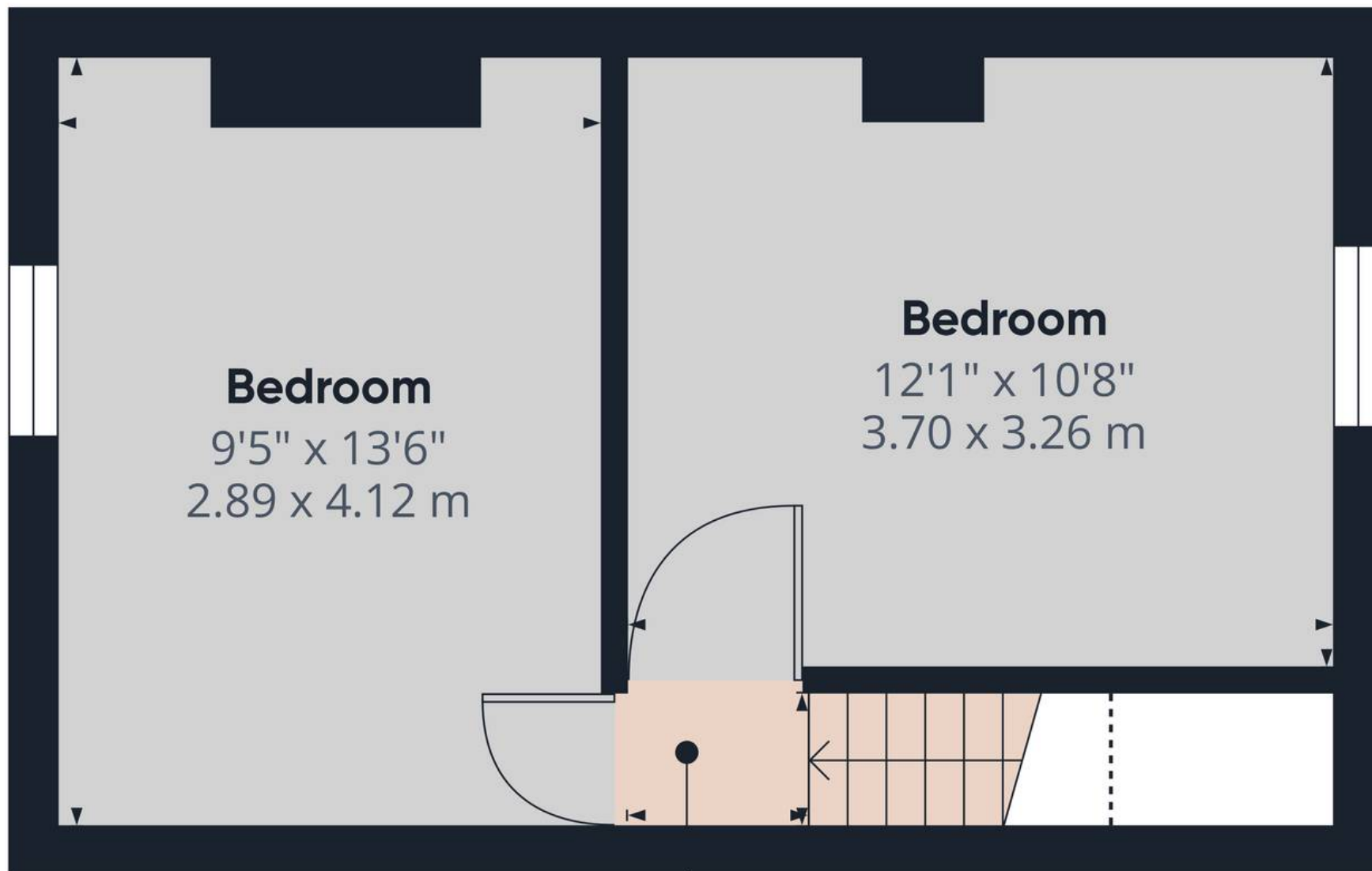
Reduced headroom

..... 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⁾

261.45 ft²

24.29 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Floor 1



Nicholls and Barnes

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