



DETACHED HOUSE

Detached Garage



C&F Lettings

288 Liverpool Road, Southport
Southport

£1,295 pcm



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288 Liverpool Road

Southport, Southport

Charming 3-bed detached house in serene neighbourhood. Open plan living/dining, modern kitchen, patio area, garage, off-street parking. Perfect blend of comfort and style for families or professionals.

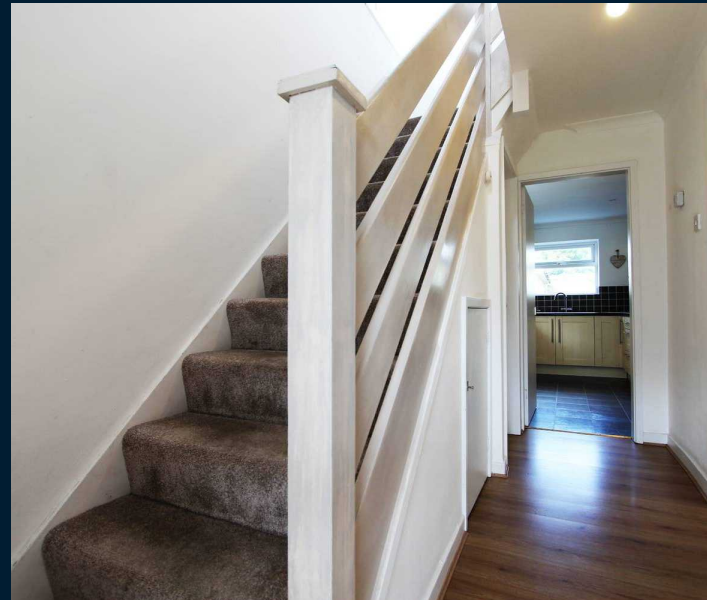
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Downstairs toilet
- Integrated appliances
- Detached garage
- Open plan living/dining room
- Laminate flooring
- Patio area
- Patio doors to garden





Kitchen

12' 7" x 8' 8" (3.83m x 2.63m)

This beautifully designed kitchen features classic shaker-style cabinetry and integrated appliances, including an oven, fridge-freezer and gas hob. Modern spotlights illuminate the space, creating a bright and inviting atmosphere. With convenient access from a side door, bringing in shopping is effortless, making this kitchen both stylish and practical for everyday living.

Living/dining area

28' 9" x 10' 7" (8.77m x 3.23m)

This spacious open-plan lounge and dining area is perfect for hosting gatherings, offering ample room for comfortable sofas and a large dining table. A charming bay window floods the space with natural light, while patio doors provide lovely views of the garden and easy access to the outdoors. The inviting layout makes this the ideal setting for both relaxing and socialising.

Downstairs Bathroom

The downstairs bathroom offers a convenient space, perfect for everyday use. It includes a toilet and sink, providing practicality and comfort, ideal for guests.





Bedroom 1

10' 7" x 9' 9" (3.23m x 2.97m)

The master bedroom features laminate flooring and is bathed in natural light, creating a bright and welcoming atmosphere. The room offers ample built-in wardrobe space, providing plenty of storage and keeping the space clutter-free. This bedroom is the perfect blend of comfort and practicality.

Bedroom 2

11' 1" x 9' 5" (3.38m x 2.88m)

Bedroom 2 offers enough space to comfortably accommodate a double bed and wardrobe. This well-proportioned room provides a cozy and functional retreat, ideal for restful nights and organised living.

Bedroom 3

12' 6" x 6' 4" (3.80m x 1.92m)

Bedroom 3 is a versatile space that could comfortably fit a double bed and wardrobe. It's perfect for a child's bedroom or a study, offering flexibility to suit your needs. This well-sized 3rd bedroom provides a cozy and functional environment for various uses.





Bathroom

7' 9" x 5' 5" (2.37m x 1.66m)

The bathroom features a bath with an overhead shower, combining practicality with comfort. Bright and airy, the space is finished with white tiles that enhance the light-filled atmosphere, creating a fresh and inviting environment.



Garage

18' 1" x 8' 10" (5.50m x 2.70m)

The detached garage offers secure storage. It provides plenty of room for tools, equipment, or hobbies, making it a valuable addition to your home. With easy access and robust construction, this garage enhances both functionality and convenience.



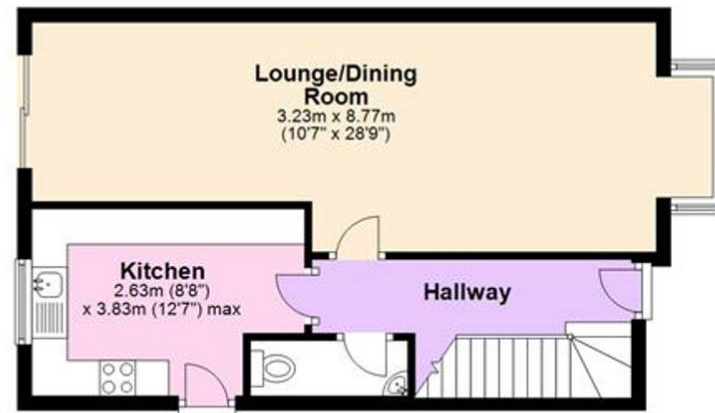


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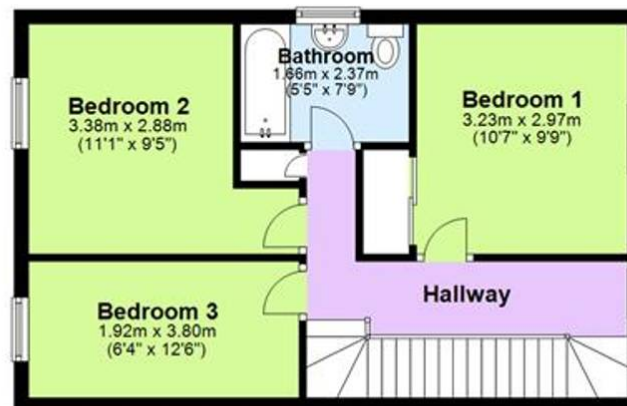
Ground Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 105.4 sq. metres (1134.3 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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01704 601020

hello@cflettings.co.uk