



**20 Riding Street, Southport, PR8 1EW**  
**£235,000**

## GROUND FLOOR

### Lounge 15'2" x 12'10" (4.62m x 3.91m)

Carpet flooring with bay fronted window, electric fireplace and curtains

### Dining area 11'11" x 11'10" (3.64 x 3.61m)

Carpet flooring with patio doors leading to the rear garden and curtains

### Kitchen 15'7" x 11'10" (4.75 x 3.62)

High quality vinyl flooring with access to the rear garden and spotlighting. A range of fitted kitchen units, worktops and space for free-standing kitchen appliances

## FIRST FLOOR

### Bedroom 11'3" x 12'0" (3.44 x 3.66m)

Carpet flooring with window to the front elevation, curtains and blind

### Bedroom 11'9" x 11'9" (3.59 x 3.60)

Carpet flooring with window to the rear elevation, curtains and blind

### Bedroom 9'3" x 11'11" (2.82 x 3.64m)

Carpet flooring with window to the rear elevation, curtains and blind

### Bedroom 8'11" x 6'2" (2.74 x 1.89m)

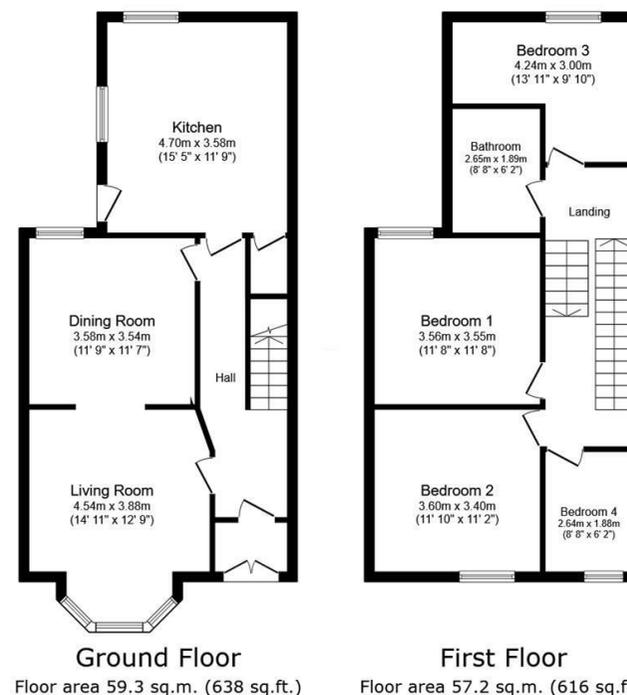
Carpet flooring with window to the front elevation, curtains and blind

### Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with curtain rail, spotlighting, heated towel rail and blind

## EXTERNAL

Well presented and deceptively spacious rear garden with ample off-road parking to the front of the property.



Total floor area: 116.5 sq.m. (1,254 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)