



236, Balmoral Drive, Southport, PR9 8QA

Reduced To £280,000

*David
Davies* *Collection*



236, Balmoral Drive, Southport, PR9 8QA

- EPC:B
- Council Tax Band:D
- Spacious Reception Room
- Three Bedrooms
- Garage
- Waiting Confirmation on Location Of Deeds
- Detached Property
- Modern Kitchen With Dining Area
- Driveway
- Great Location

David Davies Sales & Lettings Agent are delighted to welcome to the sales market this immaculate three-bedroomed, detached house. Nestled within the picturesque Balmoral Gardens of Churchtown. Upon arrival, residents are greeted by the convenience of off-road parking and attached garage, ensuring ample space for vehicles.

The ground floor briefly comprises; Entrance hallway, a well-appointed lounge to the rear providing a cosy retreat with French doors opening out onto the back garden, a modern open-plan kitchen and dining room. The kitchen boasts integrated appliances and another set of French doors to the rear gardens. Practicality meets convenience with a cloakroom and storage space cleverly incorporated into the entrance hallway.

To the first floor are three generously sized bedrooms. The primary bedroom is complemented by a lovely en-suite shower room. Additionally, a well-appointed family bathroom completes the first floor.

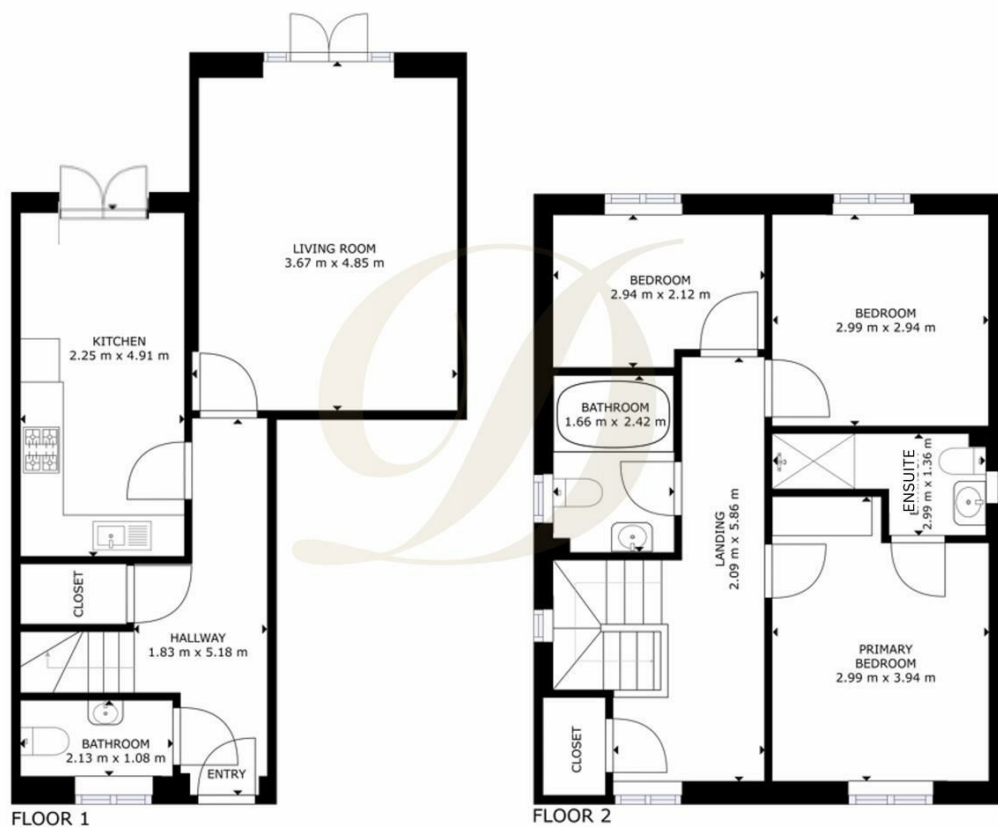
To the rear of the property we have a small paved area for seating and a good sized space with turf laid to lawn.

**** The property comes with a 10-year build guarantee.****

EPC:B







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

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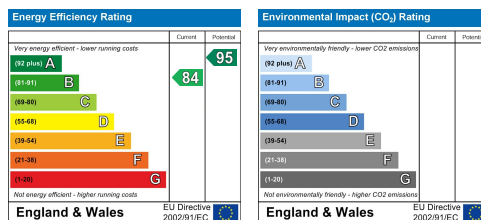
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