



**8, Irvin Avenue, Southport, PR9 8JF**

Asking Price £215,000

*David  
Davies* *Collection*



## 8, Irvin Avenue, Southport, PR9 8JF

- EPC: C
- Freehold
- Three Bedrooms
- Well Maintained Rear Garden
- Driveway Parking
- Council Tax Band: C
- Semi Detached True Bungalow
- Modern Kitchen
- Detached Garage
- Conservatory

David Davies Sales & Lettings Agents are delighted to welcome to market this three-bedroom semi-detached true bungalow. Situated in a sought-after residential location, this home offers spacious and well-presented accommodation, perfect for those seeking a comfortable and versatile home.

The property benefits from double glazing throughout and a new boiler (November 2024). Upon entering, a connecting hallway provides access to all rooms, creating a seamless flow throughout the property. The three generously sized bedrooms offer flexible living arrangements, whether used as sleeping quarters, a home office, or additional reception space. The large reception room provides a warm and inviting atmosphere, ideal for relaxing and entertaining with the bright and airy conservatory extending the living space, offering picturesque views of the garden and a perfect spot for enjoying natural light all year round. The spacious modern fitted kitchen is a standout feature, boasting wooden worktops, integrated appliances, and a stylish breakfast bar, making it both practical and visually appealing.

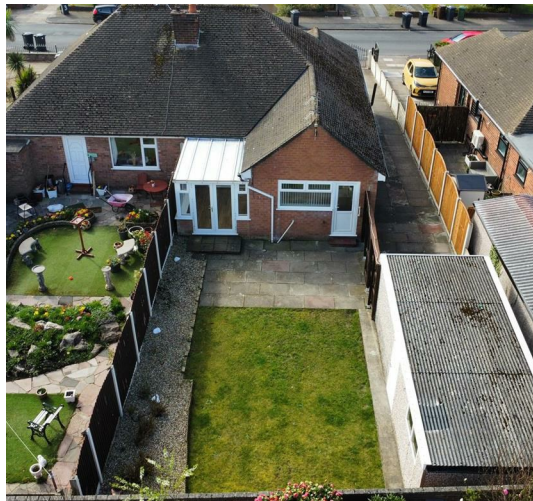
Externally, the property benefits from a private driveway with space for at least two cars, leading to a detached garage for additional storage. The beautiful rear garden provides a tranquil outdoor retreat, with ample space for seating, dining, and entertaining.

Located in a desirable area close to local amenities, transport links, and green spaces, this delightful bungalow is an excellent opportunity for those looking for a spacious and well-maintained home on a single level.

EPC: C









# Floorplan To Follow



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*David Davies*

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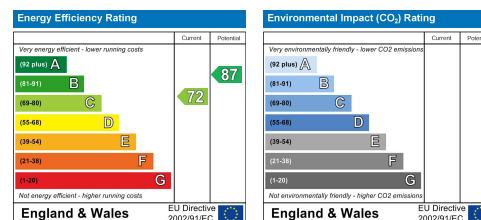
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