



## Belmont Street, Southport, Merseyside, PR8 1NE

- Three Bedroom Semi Detached Home
- Generously Proportioned Throughout
- Dining Area, Kitchen & Downstairs WC
- Family Bathroom Suite & Separate WC
- Located In Favoured Area of Southport
- Hallway & Bay-Fronted Family Lounge
- Two Double Bedrooms & Single Room
- Flagged Garden, Driveway & Garage



£250,000













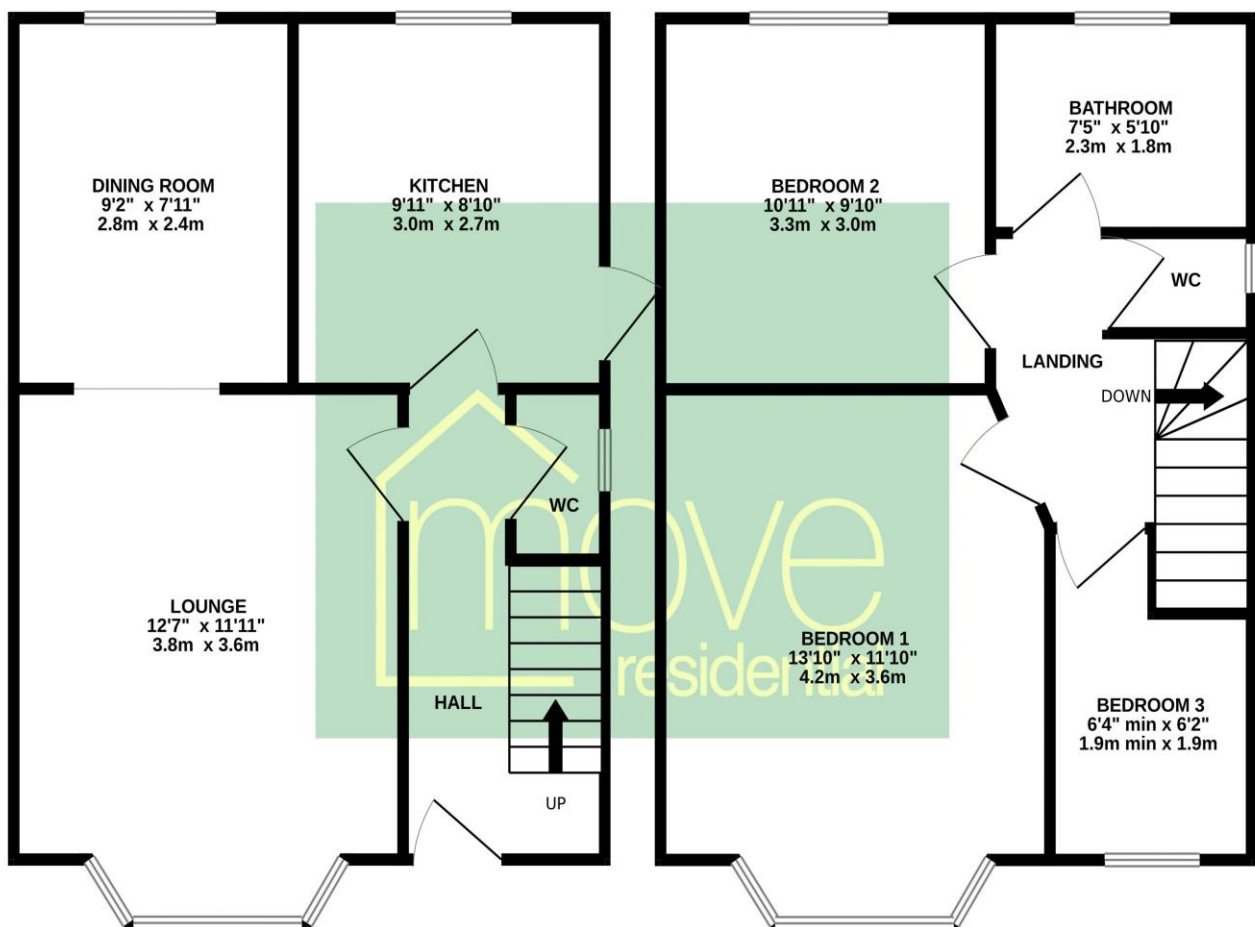
## Description

Move Residential are thrilled to present to the sales market this fantastic three bedroom semi detached home located on Belmont Street, which enjoys close proximity to Southport Town Centre, whilst also providing easy access to Birkdale Village. Offering generous and well-presented accommodation throughout, this property promises to make a wonderful future home for a growing family. Following through the entrance hall, you are led into a spacious family lounge which is awash with natural light courtesy of a bay window, and flows seamlessly into a substantial dining area, presenting a social space for relaxing and enjoying mealtimes with family and friends. There is a sizable kitchen complete with a range of fitted units and plentiful surface space, and concluding the ground floor is a convenient WC. Continuing up to the first floor you will find two generously sized double bedrooms along with a well-proportioned single room, accompanied by a contemporary style family bathroom and a separate WC. Externally, the property further benefits from a low-maintenance flagged rear garden, presenting the ideal spot for enjoying al-fresco dining during the warmer months. To the front, a driveway provides ample off-road parking, and a detached garage offers an abundance of additional storage space.

## Floor Plan

GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.