



Moreland Drive,  
Southport, PR8 6QS

**Price: £189,950** Subject to Contract

Constructed by Bellway Homes in 2012, this modern, end terraced house offers well planned accommodation in a popular area within central Southport and is offered for sale with no onward chain.

Installed with gas central heating and double glazed throughout, the well presented property briefly comprises: Hall, Cloakroom/WC, Living Room and Kitchen/Dining Room to the ground floor with three Bedrooms and Bathroom/WC to the first.

Outside, there is a south westerly facing garden with paved patio, shaped lawn and a raised timber deck with pergola, whilst there is an allocated parking space in the residents car park to the front.

Moreland Drive is located off Pilkington Road which, in turn, is located between Scarisbrick New Road and Forest Road where there are public transport facilities to the town centre. There are primary and secondary schools within the vicinity, together with King George V Sixth form college at Scarisbrick New Road.



## Ground Floor:

### Hall

**WC** - 2.11m x 0.99m (6'11" x 3'3")

**Living Room** - 4.5m x 4.44m (14'9" x 14'7")

**Kitchen/ Dining Room** - 4.5m x 3.05m (14'9" x 10'0")

## First Floor:

### Landing

**Bedroom 1** - 4.5m x 3.45m (14'9" x 11'4" max)

**Bedroom 2** - 2.67m x 2.46m (8'9" x 8'1")

**Bedroom 3** - 2.36m x 1.93m (7'9" x 6'4")

**Bathroom** - 1.88m x 1.85m (6'2" x 6'1")

## Outside:

There is a south westerly facing garden with paved patio, shaped lawn and a raised timber deck with pergola, whilst there is an allocated parking space in the residents car park to the front.

## Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

## Tenure:

Leasehold for a term of 150 years from 1st November 2011 with a ground rent of £328.32 per annum

## Service Charge:

Payable for the upkeep of communal areas such as playgrounds, lawns and borders at a cost of £180.00 per annum

## Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

## Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

## NB:

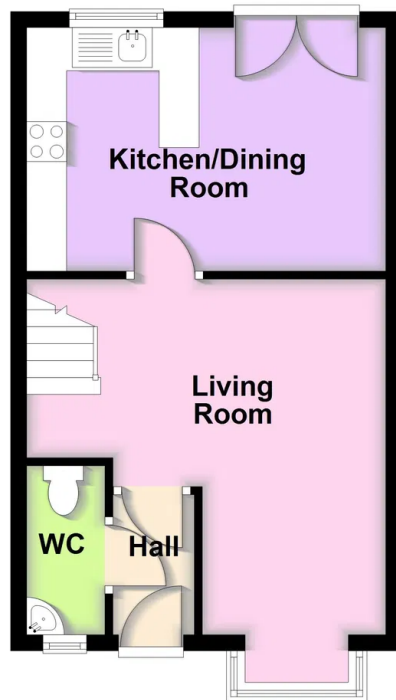
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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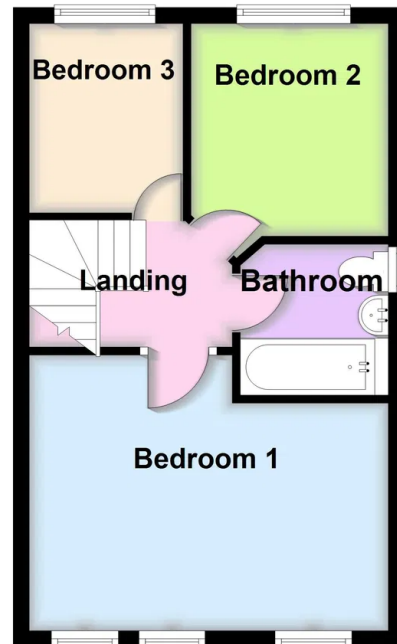
## Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 68.5 sq. metres (737.8 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	