



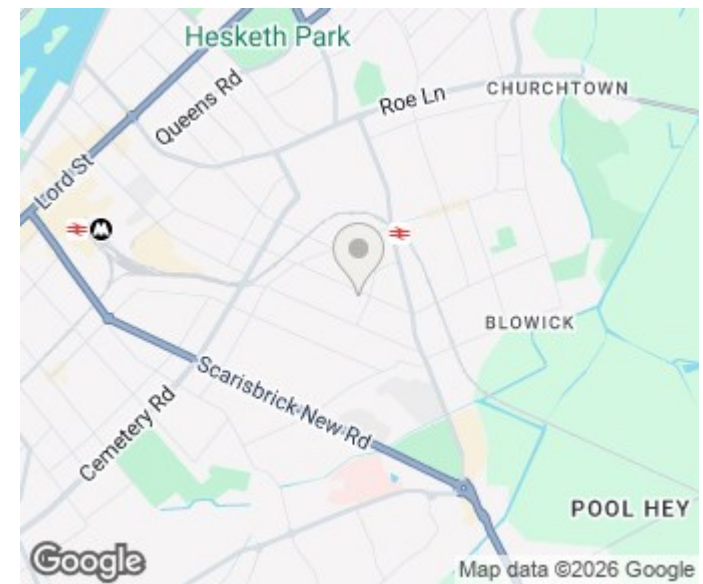
156 SUSSEX ROAD SOUTHPORT, PR8 6DE

£260,000
FREEHOLD

XO REALTY are pleased to invite you to view this THREE BEDROOM FAMILY HOME for sale on Sussex Road.

Give us a call today and arrange the next step into your new home. Ideal for a first time buyer, anyone upsizing or even downsizing this three bedroom has plenty to offer in space. With a separate front lounge, rear lounge come dining space, spacious kitchen and generous bedrooms. Outside we have large gardens front and rear and an off main road parking provision to the rear. A nice blend of modern and character as we have all life essentials with modern appliances and functional kitchen, even a EV charging point on site blended with some nice features such as bay windows, ceiling roses, covings and even a small reading nook on the landing. This is a FREEHOLD property. EPC Rating (TBC - booked for reassessment). Viewings are by appointment and we ask anyone viewing has a mortgage decision in principle in place prior - if one is required we can arrange one with our referred mortgage broker.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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