



Clifton Road, Southport, PR8



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**£220,000**

- Attractive Semi-Detached Home
- Spacious Lounge & Dining Area
- 3 Generously Sized Bedrooms
- Excellent Outdoor Space
- Popular Residential Location
- Close to local amenities
- Freehold
- EPC rating D





Situated in a popular and well-established residential area of Southport, this attractive three-bedroom family home offers generous living space, character features and a larger than average rear garden, making it ideal for families and buyers seeking room to grow.

The property boasts a handsome red-brick frontage and bay windows, giving it strong kerb appeal. Inside, you're welcomed by a bright and spacious lounge, beautifully presented with high ceilings and plenty of natural light. This flows seamlessly into a separate dining area, creating a versatile living and entertaining space.

The fitted kitchen sits to the rear, offering ample storage and workspace, with views out to the garden. Upstairs, the home features three generously sized bedrooms, each well-proportioned and suitable for a range of uses including family living, guest rooms or home office space. A family bathroom completes the accommodation.

Externally, the property truly shines with its large rear garden, providing excellent outdoor space for relaxing, entertaining or further landscaping potential.

Conveniently located close to local amenities, schools, transport links and Southport town centre, this home combines space, character and location and represents a fantastic opportunity for buyers.

Early viewing is highly recommended to appreciate everything this property has to offer.

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

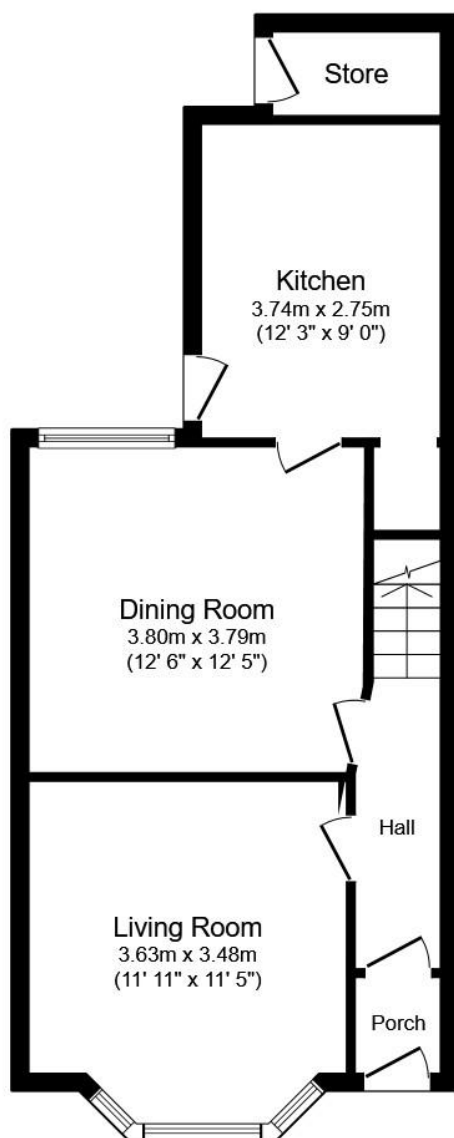






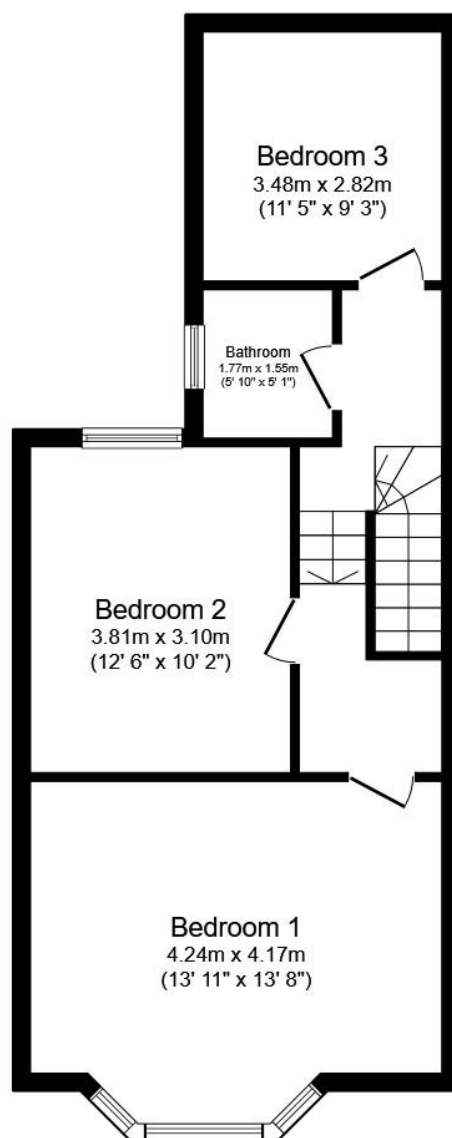






### Ground Floor

Floor area 51.0 sq.m. (549 sq.ft.)



### First Floor

Floor area 51.9 sq.m. (559 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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