



House - Semi-Detached (EPC Rating: )

# GOLF AT 25 FALKLAND ROAD, SOUTHPORT, MERSEYSIDE, PR8 6LG

Per Week

## £9,000 Per

### FEATURES

- 2026 GOLF OPEN ACCOMMODATION
- 2.7 MILES FROM ROYAL BIRKDALE
- SLEEPS SEVEN
- FOUR BEDROOMS
- THREE LOUNGE AREAS
- OFF STREET PARKING
- CLOSEBY TO SOUTHPORT CENTRE
- SUNNY ASPECT REAR GARDEN



 **anthony james**  
estate agents

# 4 Bedroom House - Semi-Detached located in Southport

GOLF | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS



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Council Tax Band



\*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 are advised to recheck the measurements.