





13 LYNTON ROAD

SOUTHPORT, PR8 3AN

£385,000

LEASEHOLD

BACK TO MARKET - CHAIN FALL THROUGH. We can now invite viewings again on this amazing family home. Four-bedroom spacious semi-detached family home which is ideally positioned within easy reach of the prestigious Royal Birkdale and Hillside Golf Clubs and a short walk from Hillside train station.

Set on a generous plot, the property benefits from a south-facing rear garden featuring a porcelain patio area and lawn — perfect for outdoor entertaining and family living. A standout feature is the separate annexe situated at the rear of the garden, designed to allow independent living. The annexe has been installed with a sprinkler system for added safety and has its own power, toilet and shower facilities. This property is currently a work in progress and is offered for sale as seen and as such some of the images have been enhanced using AI to represent the potential some areas have on-going. This is an exciting opportunity for buyers to create a superb family home with significant further potential including planning permission for side and rear extensions. Sought-after location and a must see to be appreciated. Viewings by appointment only.

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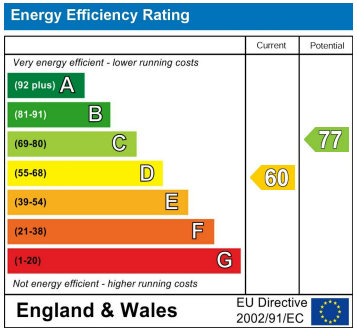

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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