



Forest Road,  
Southport, PR8 6HY  
**Price: £295,000** Subject to Contract

Offered for sale with no onward chain, this well presented, four bedroom semi detached family home of the 'front doors together' style is very well placed for accessing local shops and a number of highly regarded schools.

The double glazed and gas centrally heated accommodation is arranged over two floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Lounge, fitted Kitchen with wood burning stove, Cloakroom and Wet Room to the ground floor with four Bedrooms, a Dressing Room and Bathroom to the first.

Outside, twin wrought iron gates give access to the block paved driveway providing off road parking. The rear garden offers a sunny aspect and is arranged with paved patio and synthetic lawn. The property stands on Forest Road between the junctions of Curzon Road and Balfour Road.



## Ground Floor:

### Entrance Vestibule:

### Hall

**Living Room** - 5.23m into bay x 3.66m (17'2" x 12'0")

**Lounge** - 4.14m x 3.38m (13'7" x 11'1")

**Kitchen** - 5.74m x 3.25m (18'10" x 10'8")

### Cloakroom

**Wet Room** - 2.13m x 2.11m (7'0" x 6'11")

## First Floor:

### Landing

**Bedroom 1** - 5.13m into bay x 3.66m (16'10" x 12'0")

**Dressing Room** - 3.45m x 1.35m (11'4" x 4'5")

**Bedroom 2** - 4.24m x 3.38m (13'11" x 11'1")

**Bedroom 3** - 3.51m x 2.34m (11'6" x 7'8")

**Bedroom 4** - 3.25m x 2.16m (10'8" x 7'1")

**Bathroom** - 2.34m x 2.08m (7'8" x 6'10")

### Outside:

Twin wrought iron gates give access to the block paved driveway providing off road parking. The rear garden offers a sunny aspect and is arranged with paved patio and synthetic lawn.

### Council Tax:

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

### Tenure:

Leasehold for a residue term of 999 years from 1st December 1895 with a fixed annual ground rent of £6

### 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.





### 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>		75
(55-68) <b>D</b>	65	
(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	