



**Balmoral Drive,  
Southport, PR9 8QJ**  
**Offers Over £180,000 Subject to Contract**

Offered for sale with no onward chain, this well proportioned semi detached house is located in a popular residential area of Southport and would benefit from a programme of general updating.

The accommodation is arranged over two floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen, Utility and WC to the ground floor with three Bedrooms and Bathroom/WC on the first floor.

Outside, a paved driveway provides off parking to the front whilst the rear garden is a good size with paved patio leading to extensive lawn with established borders.

Balmoral Drive links North Road with Preston New Road which leads towards the many amenities of Churchtown Village. There are public transport facilities to the town centre and a number of well regarded schools within the vicinity.



## **Ground Floor:**

### **Entrance Vestibule**

### **Hall**

**Living Room** - 4.22m x 3.63m (13'10" x 11'11")

**Dining Room** - 3.45m x 2.82m (11'4" x 9'3")

**Kitchen** - 2.82m x 2.62m (9'3" x 8'7")



### **Inner Hall**

**Utility Room** - 2.54m x 1.55m (8'4" x 5'1")

**WC** - 1.63m x 0.79m (5'4" x 2'7")

## **First Floor:**

### **Landing**

**Bedroom 1** - 3.63m x 2.97m (11'11" x 9'9")

**Bedroom 2** - 3.45m x 2.84m (11'4" x 9'4")

**Bedroom 3** - 2.84m x 2.62m (9'4" x 8'7")

**Bathroom** - 2.62m x 1.73m (8'7" x 5'8")

## **Outside:**

A paved driveway provides off parking to the front whilst the rear garden is a good size with paved patio leading to extensive lawn with established borders.

## **Council Tax:**

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

## **Tenure:**

Freehold

## **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.

### Ground Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 93.2 sq. metres (1003.0 sq. feet)

### 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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(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	