



## Forest Road, Southport PR8 6HY

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.



**Price: £295,000 Subject to Contract**

**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:**

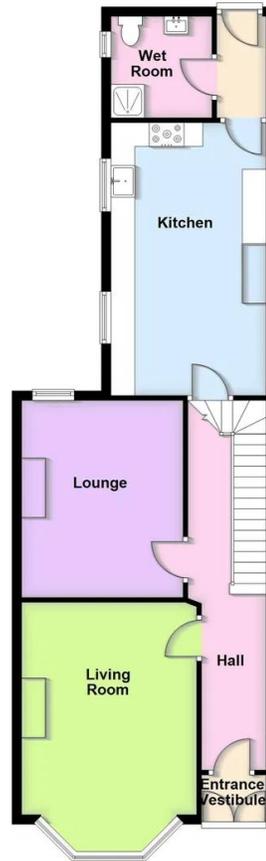
Leasehold for a residue term of 999 years from 1st December 1895 with a fixed annual ground rent of £6

**NB:**

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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**Ground Floor**  
Approx. 71.4 sq. metres (768.0 sq. feet)



**First Floor**  
Approx. 71.3 sq. metres (767.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.