



**BerkeleyShaw**  
REAL ESTATE

## 3 Crescent Road, Southport, PR8 4SR

£135,000

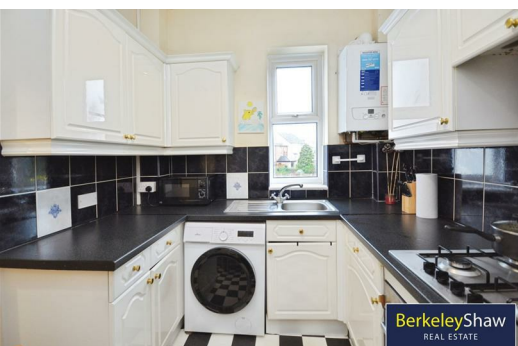
Berkeley Shaw Real Estate present for sale: a neutrally decorated two-bedroom first floor duplex flat in Birkdale, well located for public transport links and local amenities.

Set over two levels, the property offers a separate reception room with large windows and a pleasant garden view, creating a bright and comfortable living space. The kitchen benefits from good natural light and provides ample dining space, making it suitable for everyday meals and informal entertaining. One bedroom is located on this level. The mezzanine level offers a family bathroom and the next double bedroom which includes built-in wardrobes, offering practical storage.

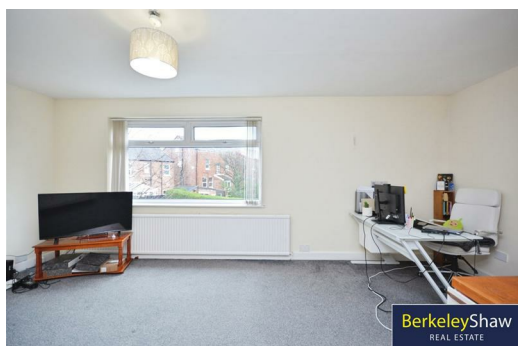
The flat is situated within easy reach of Birkdale, providing a range of shops, cafés and restaurants. Nearby green spaces such as Hesketh Park and the Marine Lake area provide opportunities for leisure and recreation.

Public transport is a key advantage, with Southport railway station offering regular services to Liverpool in around 45 minutes, as well as connections towards Wigan and Manchester via interchange. Local bus routes provide further links across the town and surrounding areas.

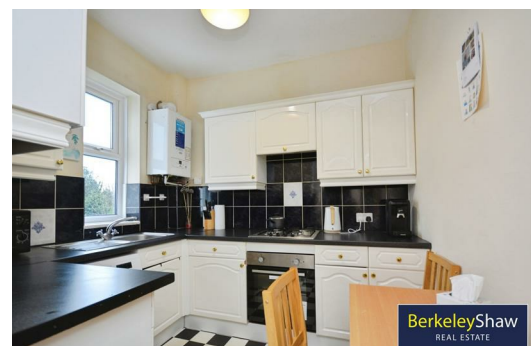
With an EPC rating of E, this first floor duplex flat will be of particular interest to first-time buyers seeking a well-located home in Southport with convenient access to amenities and transport.



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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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	62
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
488 sq ft (45.3 sq.m.) approx.

1ST FLOOR  
206 sq ft (19.1 sq.m.) approx.

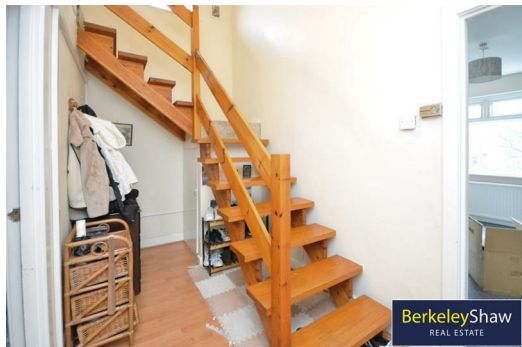


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TOTAL FLOOR AREA: 693 sq ft (64.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, ceilings, walls and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The views, opinions and objectives shown here have not been tested and no guarantee is given for the accuracy of anything shown here.  
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