KAREN PARKS
SALES & LETTINGS



2 Eliza Close

, Southport, PR9 7AY

£285,000

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ACCOMMODATION

Ground Floor

Hallway

Open plan Kitchen-Family Room
24'8" x 10'8" (7.52 x 3.27)

WC
5'10" x 6'5" (1.79 x 1.97)

First Floor

Landing

Bedroom 2
10'3" x 10'8" (3.14 x 3.27)

Bedroom 3
9'5" x 10'8" (2.89 x 3.27)

Bathroom

Second Floor

Landing

Bedroom 1
17'8" x 14'2" (5.40 x 4.34)

Ensuite

Outside

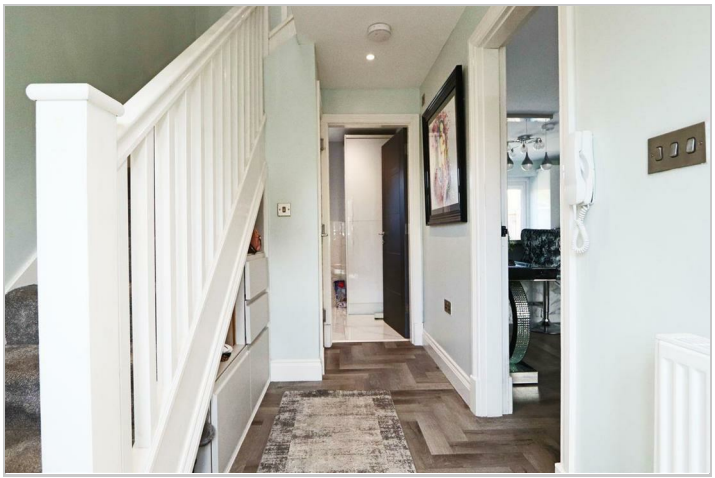
Front Garden

Rear Garden

Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.









Road Map



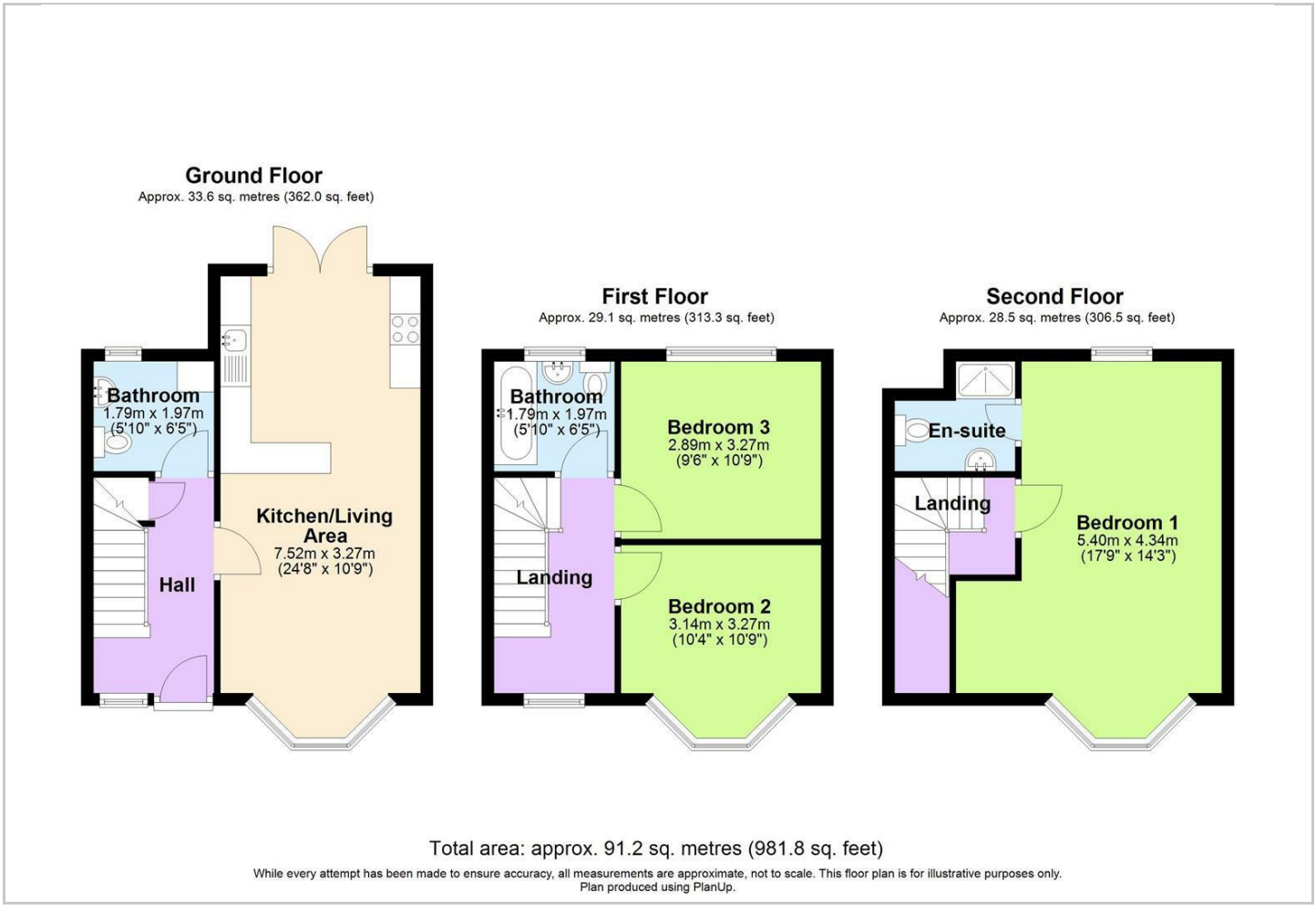
Hybrid Map



Terrain Map



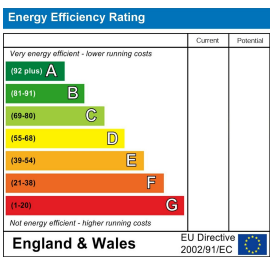
Floor Plan



Viewing

Please contact our Formby Office on 01704 835780 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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