



FREEHOLD

House - Detached (EPC Rating:)

28 RALPHS WIFES LANE, SOUTHPORT, PR9 8ER

Price Guide

£430,000

FEATURES

- Detached Double Fronted Property
- Private Rear Garden
- Kitchen Diner
- Driveway
- Three Bedroom
- Downstairs WC
- Two Reception Rooms
- Garage



 **anthony james**
estate agents

3 Bedroom House - Detached located in Southport

Full Description

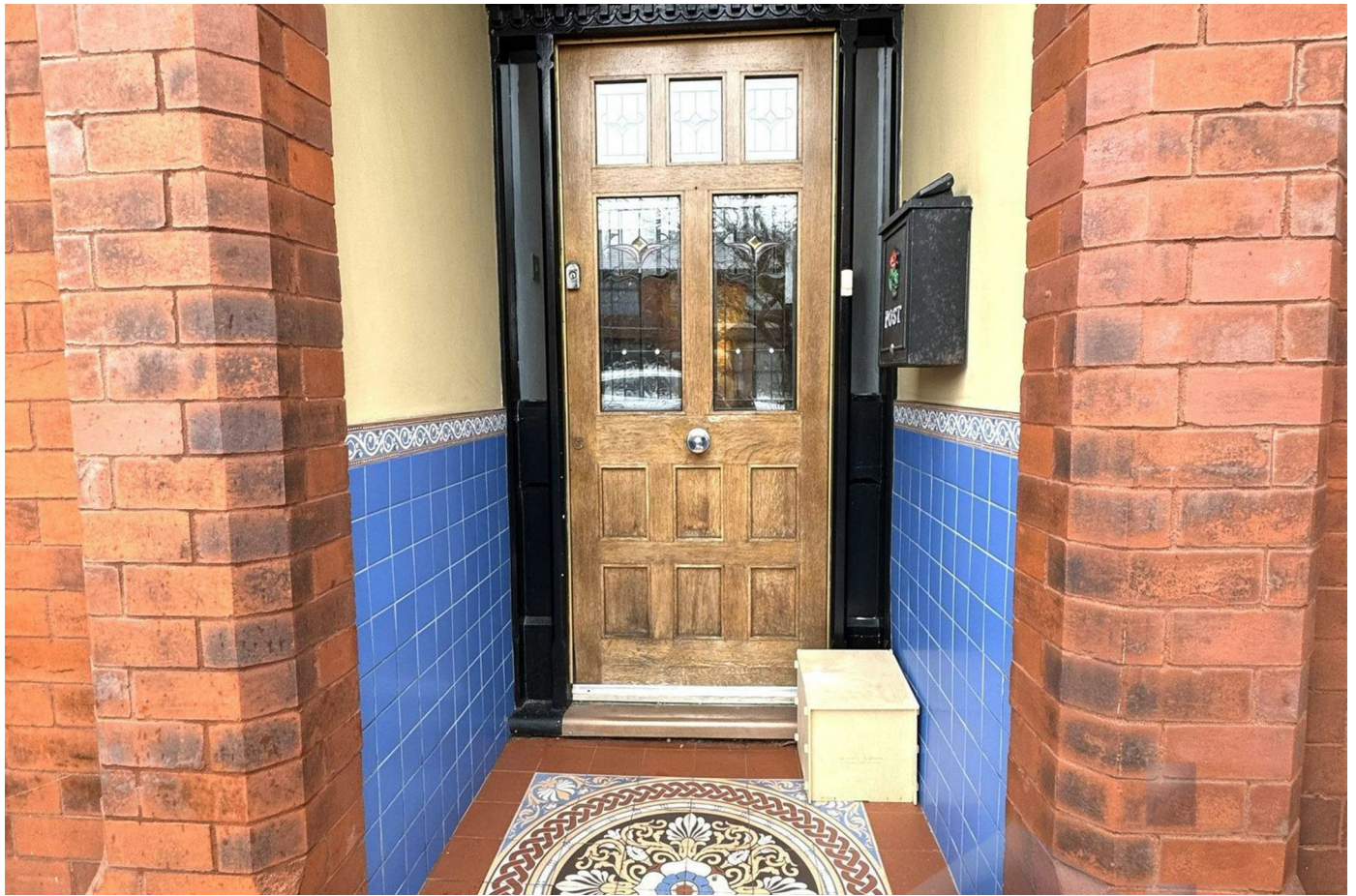
Nestled in the heart of the charming Banks Village, this immaculate three-bedroom detached property offers spacious and versatile living, ideal for those seeking a blend of comfort and convenience.

Upon entering, you are greeted by two generous reception rooms, providing flexible spaces perfect for unwinding, entertaining, or creating a dedicated home office. The open-plan kitchen diner serves as the hub of the home, offering a bright and inviting area for cooking and socialising, complemented by a practical downstairs WC for added convenience.

Upstairs, you will find three comfortable bedrooms, each offering ample space. The property benefits from two additional bathrooms, ensuring comfort and privacy for all.

Externally, the home boasts a private rear garden, providing a peaceful outdoor retreat for relaxation and enjoyment. A single garage and driveway offer essential off-road parking.

Perfectly positioned, this double-fronted property enjoys easy access to local amenities and the welcoming community atmosphere of Banks Village.



SALES | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS

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Council Tax Band

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"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.