



108, Preston New Road, Southport, PR9 8PH

Asking Price £350,000

David
Davies
Collection

108, Preston New Road, Southport, PR9

RPH

- EPC: F
- Council Tax Band: C - Sefton
- Freehold
- Stunning Three Bedroom Semi-Detached Property
- Fully Renovated Throughout
- Substantial Rear Extension With Open-Plan Living
- Impressive Kitchen With Island, Bi-Folds
- Freehold Property With No Onward Chain
- High-End Four Piece Family Bathroom
- Private Rear Garden & Multi-Vehicle Driveway

We are delighted to present this stunning three-bedroom semi-detached home, located on Preston New Road, Southport. Offered freehold and with 'No Onward Chain', this exceptional property has undergone a comprehensive renovation throughout, with the majority of fixtures, fittings, flooring and finishes being completely brand new.

The property enjoys excellent kerb appeal, set behind a low block wall with decorative pillars providing vehicle access. The frontage has been fully repaved to create off-road parking for multiple vehicles. Internally, the home benefits from new carpets and flooring throughout and is finished to a high standard.

The ground floor comprises an entrance porch leading into a welcoming hallway with useful storage cupboard. To the front is a stylish living room featuring a striking central fireplace and contemporary wall panelling. To the rear lies the true heart of the home: a substantial extension creating a superb open-plan kitchen, dining and living space designed for modern-day living. The newly fitted kitchen boasts a large central island with breakfast bar, integrated appliances, and space for an American-style fridge freezer. A Samsung Fridge Freezer will be installed before move in. Full-width bi-fold doors seamlessly connect the interior with the rear garden, while a roof lantern floods the space with natural light, creating a bright and inviting atmosphere ideal for both everyday living and entertaining.

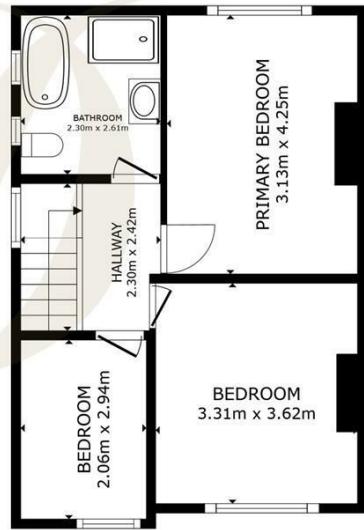
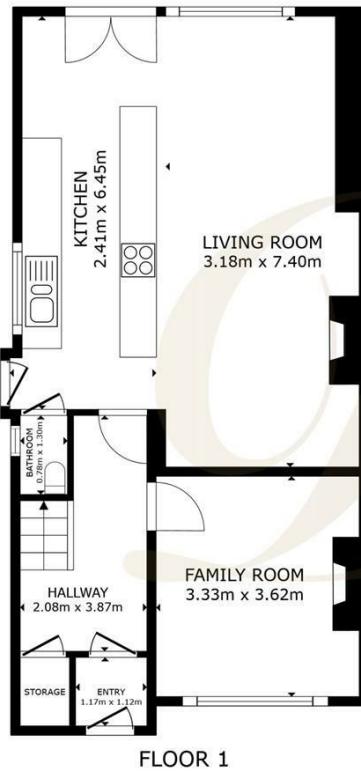
To the first floor, a spacious landing provides access to three well-proportioned bedrooms, two of which are generous doubles. Completing the accommodation is a standout, high-end four-piece family bathroom, finished to an ultra-modern standard and featuring a Bluetooth-enabled, illuminated mirror.

Externally, the private rear garden offers a flagged patio area perfect for outdoor dining and entertaining, complemented by a turfed lawn providing a versatile and low-maintenance outdoor space.

EPC: F (Property has been renovated since







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Energy Efficiency Rating	
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Very energy efficient - lower running costs (92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	35
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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