



## Evesham Drive, Southport PR9 8TA

-  **Semi Detached House**
-  **Desirable Location**
-  **Two Bedrooms**
-  **Off Road Parking**

Constructed in 2022 and forming part of the Elan Homes "Balmoral Gardens" development, this beautifully presented end terraced house must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation is arranged across two floors and briefly comprises; Hall, Cloakroom/WC, Living Room and fitted Kitchen/Dining Room to the ground floor with two double Bedrooms and a Bathroom to the first floor.

Outside, the front garden is laid to lawn with tarmacadam driveway providing off road parking. The south west facing rear garden is a good size, with paved patio area and shaped lawn. Evesham Drive is accessed via Ashby Road (a turning off Balmoral Drive), particularly convenient for the many amenities of Churchtown Village.

There are public transport facilities to the town centre, a number of local schools, and Botanic Gardens is also readily accessible.

**Price: £210,000 Subject to Contract**



## Ground Floor:

### Entrance Vestibule

**Living Room** - 4.72m x 3.91m (15'6" max x 12'10" max)

**Kitchen/ Dining Room** - 3.91m x 3.2m (12'10" x 10'6" max)

### WC

### Store

## First Floor:

**Landing** - 2.95m x 1.88m (9'8" x 6'2")

**Bedroom 1** - 3.91m x 3.23m (12'10" max x 10'7" max)

**Bedroom 2** - 3.91m x 2.69m (12'10" x 8'10")

**Bathroom** - 1.93m x 1.75m (6'4" x 5'9")

## Outside:

The front garden is laid to lawn with tarmacadam driveway providing off road parking. The south west facing rear garden is a good size, with paved patio area and shaped lawn.

## Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

## Tenure:

Freehold

## Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

## Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

## NB:

We are required under the Money Laundering Regulations to check

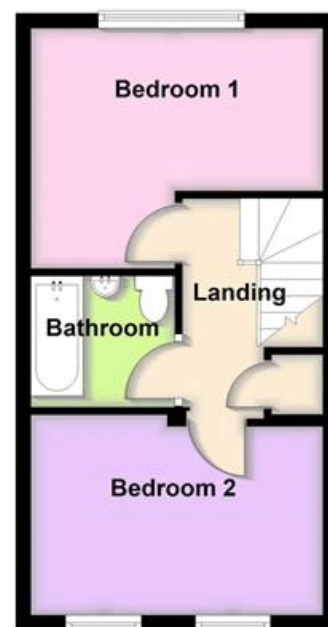
Purchaser's Identification Documents at the time of agreement to purchase.

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**Ground Floor**  
Approx. 30.8 sq. metres (331.3 sq. feet)



**First Floor**  
Approx. 30.8 sq. metres (331.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	83	
(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 energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	