Talbot Drive, Southport

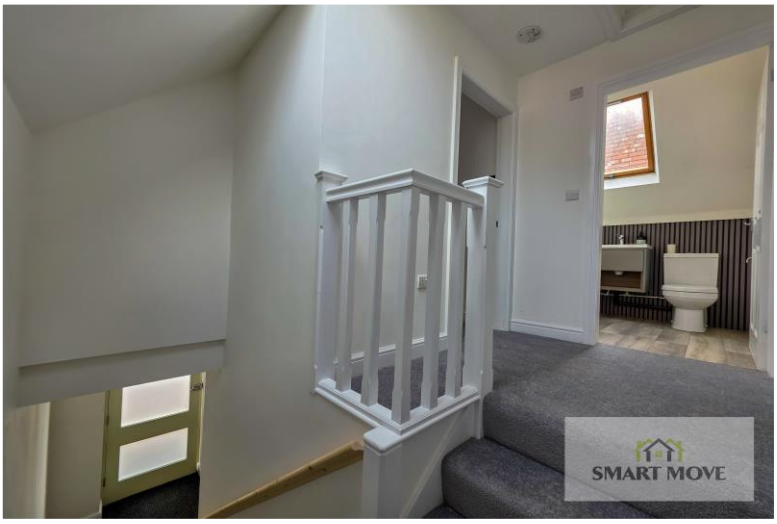
SMART MOVE

Asking Price **£199,950**

01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Talbot Drive is a small cul-de-sac set back off Talbot Street and is shared with just 4 other houses, making it a peaceful setting, yet still within walking distance of Southport town centre. The property is a one-off build and quite unlike anything else current available, making viewing in person highly recommended. Built in 2014, this two bedroom detached home has newly been decorated and had new flooring throughout, making it ready for the next owners to simply move straight in and as it is available with NO ONWARD CHAIN, it could be yours before you know it.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, large open plan lounge and fitted kitchen which offers a good range of fitted eye and base level wall units with ample work surface area, large sliding doors opening to the rear garden and access to a under stairs storage cupboard, first floor landing, two good-sized bedrooms and the three piece first floor bathroom completes the accommodation.

Off road parking is available in front of the property on the gravelled driveway for up to 2 vehicles. There is also a path which leads down the left-hand side of the property for access around to the rear. The main garden is located to the rear and offers low maintenance private outdoor space with paved patio area, gravelled beds and an enclosed perimeter.

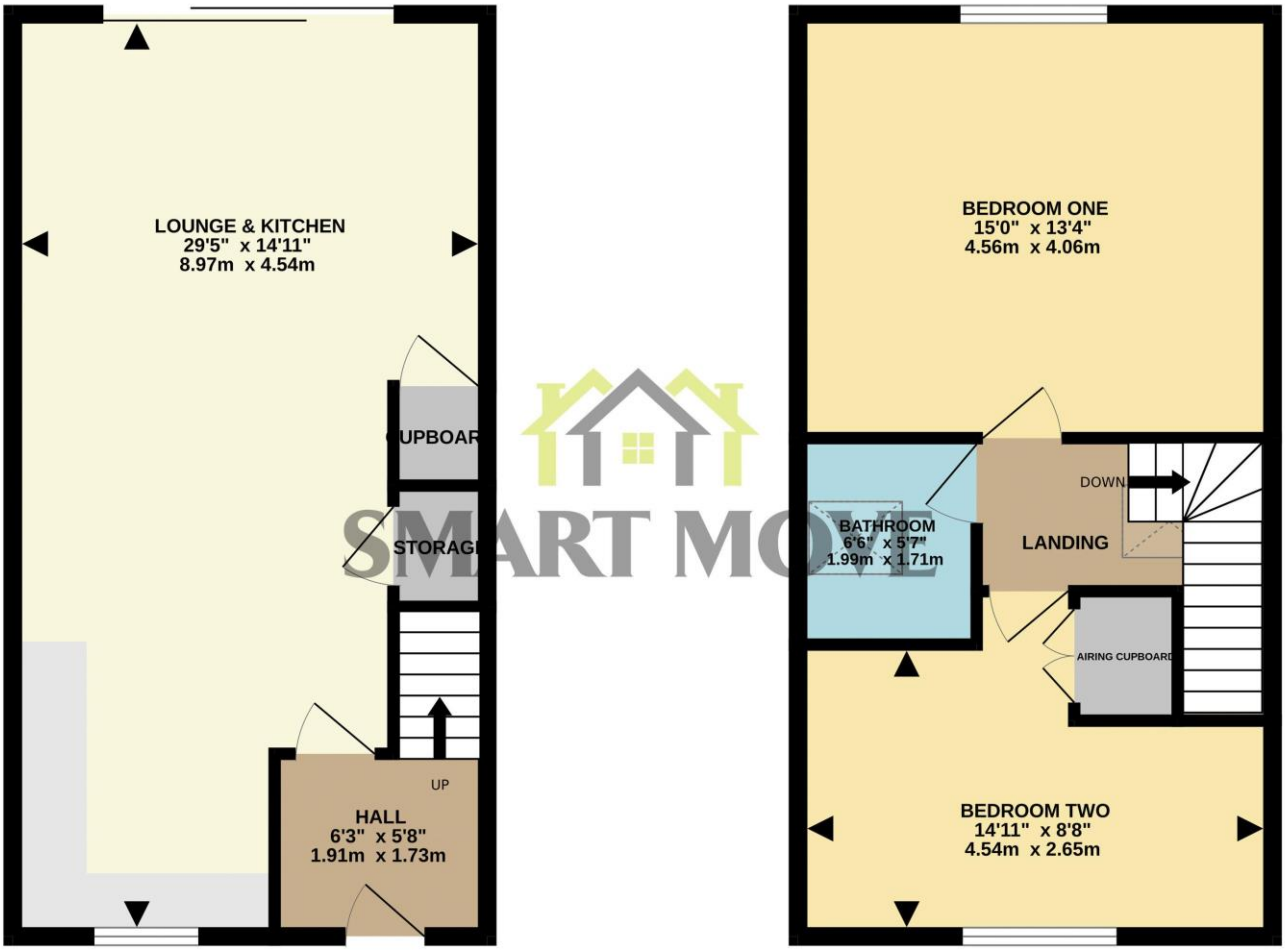
The property enjoys a peaceful set-back cul-de-sac location off Talbot Street, which is shared with just 4 other houses. To locate the property using What3Words search keywords: evenly.places.rinse

SMART MOVE
ESTATE AGENTS
Your Local Agent

* Sold with No Onward Chain
* Peaceful Set-Back Location
* Open Plan Lounge & Kitchen
* Driveway for Off Road Parking
* Walking Distance to Town Centre
* Detached Coach House
* Individually Built circa 2014
* Two Bedrooms & Bathroom to First Floor
* Private Enclosed Rear Garden
* Freehold, Council Tax Band & EPC Rating: E

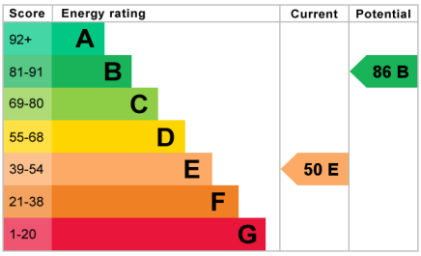
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.