



Gosforth Road, Southport, PR9



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£250,000

- READY TO MOVE IN
- Open Plan Living Space
- Recently Fitted Kitchen
- Full Range of Intergrated Appliances
- Large Rear Garden
- Utility/Outbuilding with Power
- Freehold
- EPC rating D



Beautifully Presented Three-Bedroom Semi-Detached Home in a Sought-After Location.

Situated in a highly desirable residential area, this attractive three-bedroom semi-detached property offers spacious living accommodation and is ideally located within easy reach of both the charming village of Churchtown and the vibrant amenities of Southport town centre. The property boasts excellent kerb appeal with its characterful red brick façade and generous driveway providing off-road parking.



Upon entering, you are welcomed by a bright and inviting hallway leading to a spacious lounge and dining room, creating a versatile open living space ideal for both relaxing and entertaining. A large bay window to the front and a stylish roof light allow plenty of natural light to flood the room, enhancing the home's warm and welcoming atmosphere. Leading through from the dining room, the recently refurbished kitchen offers a modern and functional space with contemporary fittings and ample storage, making it perfect for everyday family living.

Upstairs, the property comprises three well-proportioned bedrooms, providing comfortable accommodation for families, along with a family bathroom.

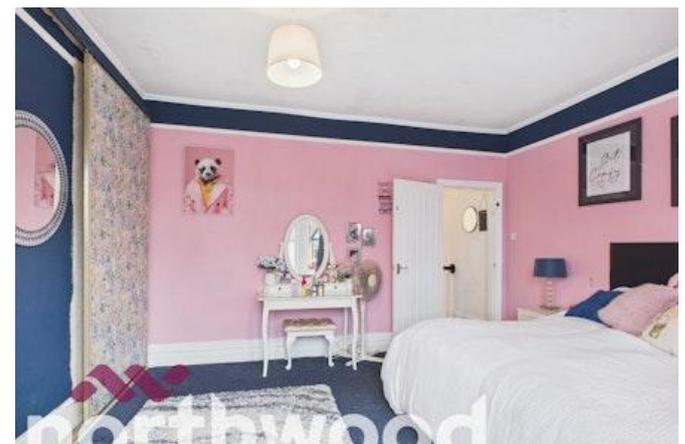
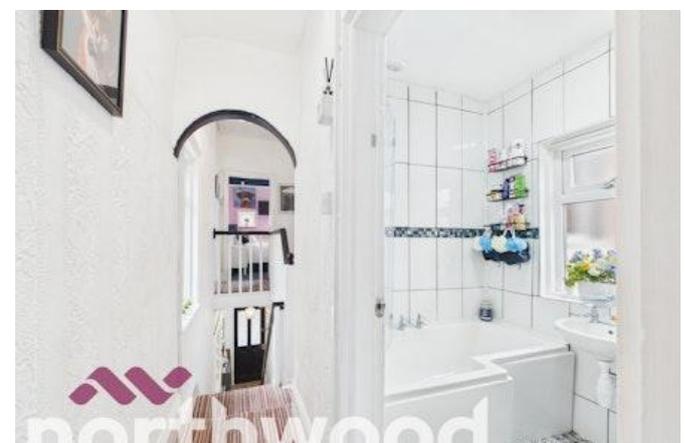
Externally, the home enjoys a generous rear garden, mainly laid to lawn with patio areas ideal for outdoor seating and entertaining during the warmer months. The garden also benefits a useful brick built outbuilding which benefits from full power and is currently utilised as a handy utility space. The garden offers excellent space for families, gardening enthusiasts, or potential future landscaping.

This superb property benefits from its convenient location, being within easy reach of a range of local shops, restaurants, schools, and transport links available in both Churchtown and Southport town centre.

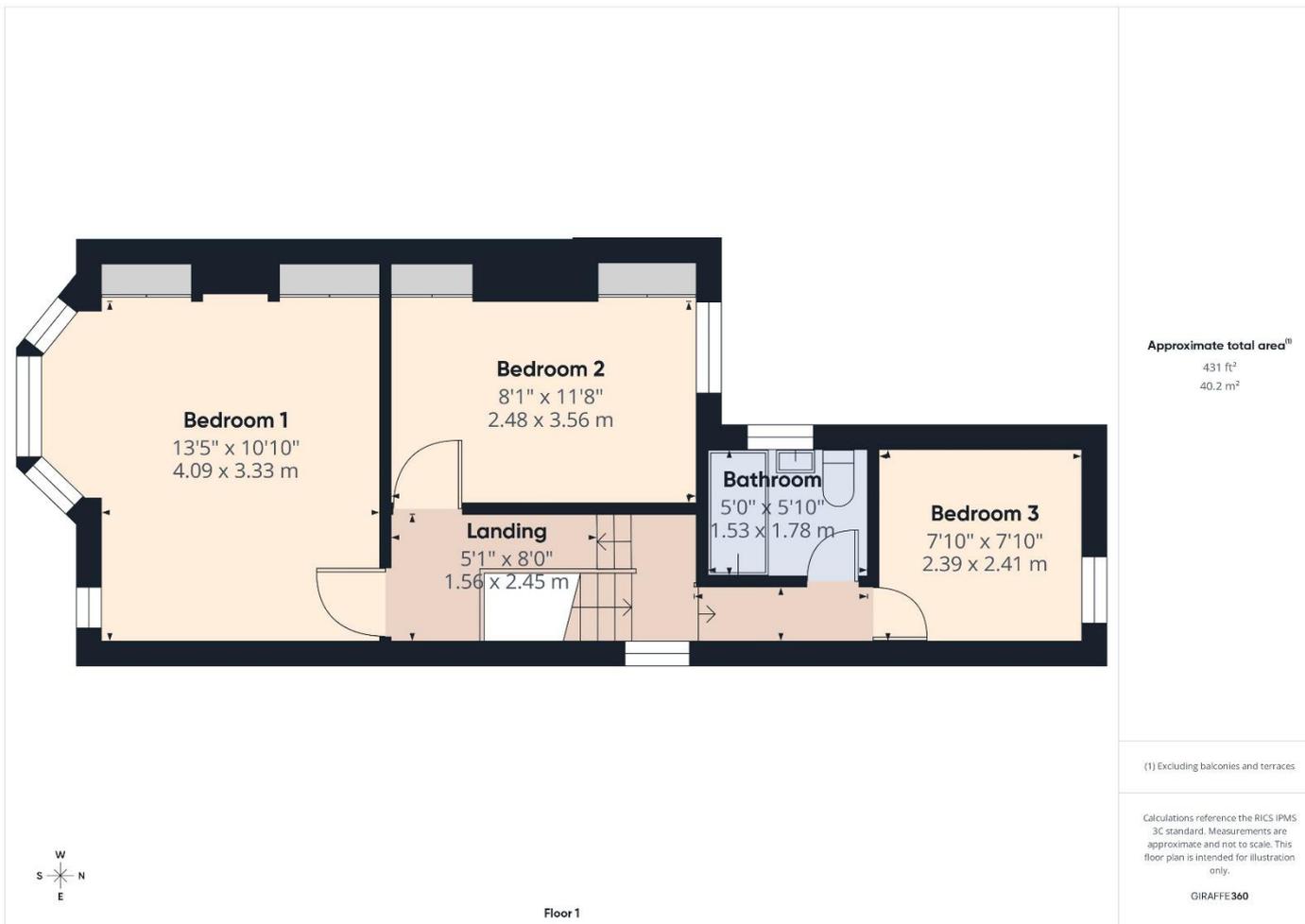
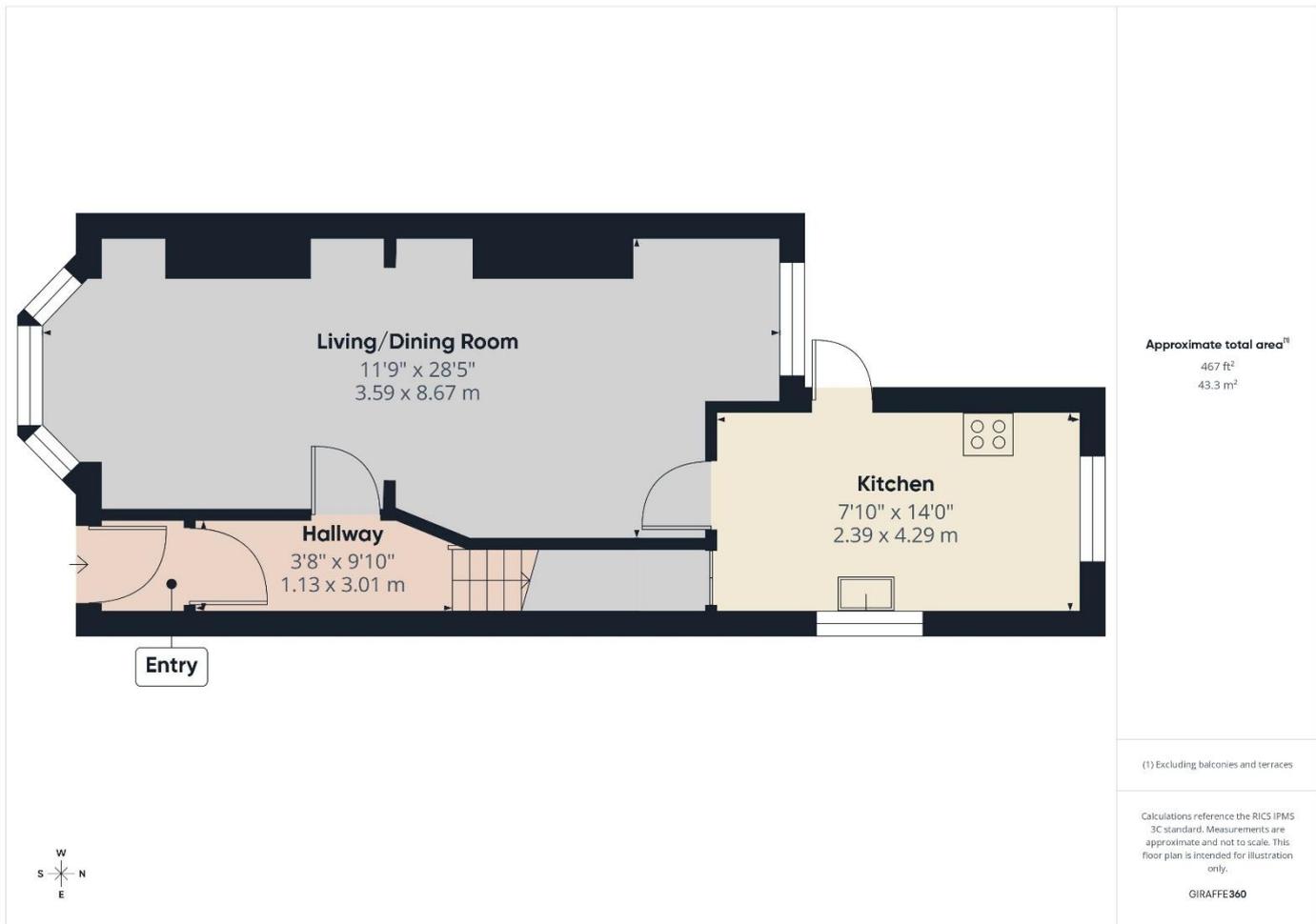
Early viewing is highly recommended to fully appreciate the character, space, and fantastic location this lovely home has to offer.

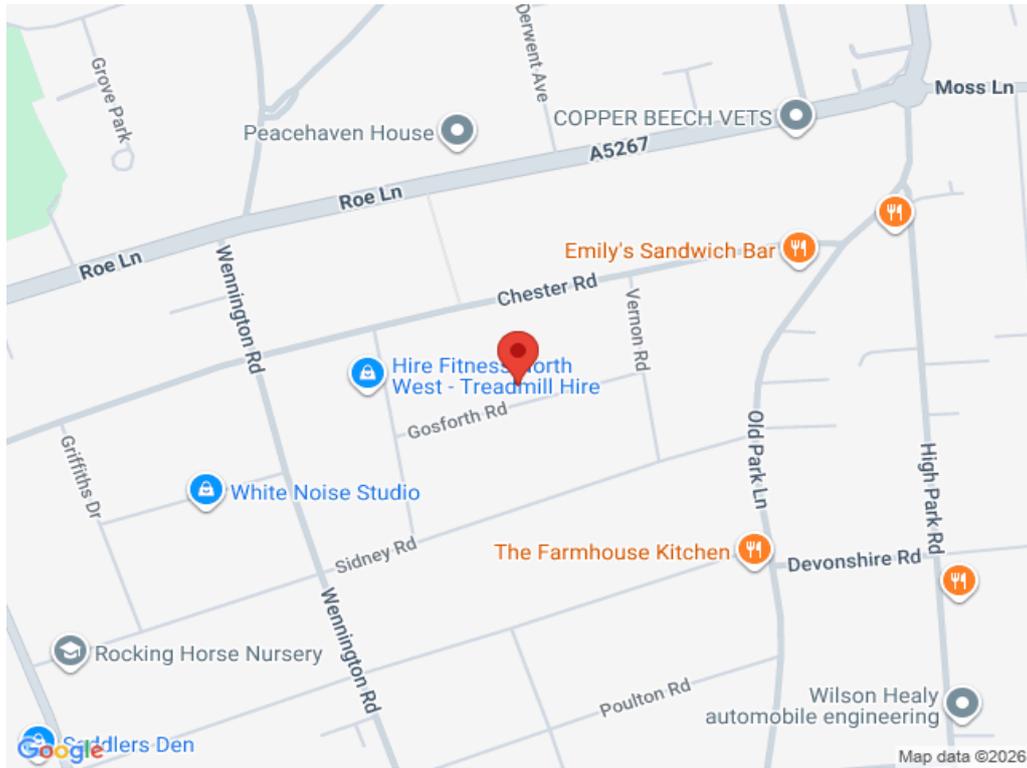
Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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