



## Matlock Road, Southport PR8 4EL

NO CHAIN - Semi-detached house of the "front doors together" style offering outstanding potential for improvement'

The property offers accommodation comprising Entrance Porch, Hall, front Living Room, rear Dining Room, Kitchen and walk-in Store with potential to be converted into a Utility with WC to the ground floor with three Bedrooms and Bathroom to the first. Gas central heating and upvc double glazing are installed. There is a paved driveway to the front providing off road parking.

The rear is planned with a brick built store and paved patio area leading to a lawned garden with large timber shed with electricity. Matlock Road is situated just off Upper Aughton Road, ideally positioned within a 15-minute walk of Birkdale Village, which offers an array of shops, bars, restaurants, and a railway station providing direct links on the Southport-Liverpool commuter line.

The town centre and beach are also easily accessible, adding to the area's appeal. With a number of well-regarded primary and secondary schools nearby, this location is perfectly suited to families as well as commuters.



**Price: £174,950 Subject to Contract**

## Ground Floor:

### Porch

### Hall

**Living Room** - 4.22m x 3.78m (13'10" x 12'5") including bay

**Dining Room** - 4.14m x 3.35m (13'7" x 11'0")

**Kitchen** - 3.3m x 1.45m (10'10" x 4'9")

### Walk-In Store

## First Floor:

### Landing

**Bedroom 1** - 3.53m x 3.18m (11'7" x 10'5")

**Bedroom 2** - 3.28m x 2.77m (10'9" x 9'1")

**Bedroom 3** - 3.53m x 1.68m (11'7" x 5'6")

**Bathroom** - 2.77m x 2.11m (9'1" x 6'11") plus recess and store

## Outside:

There is a paved driveway to the front providing off road parking. The rear is planned with a brick built store and paved patio area leading to a lawned garden with large timber shed with electricity.

## Council Tax:

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

## Tenure:

Freehold

## NB:

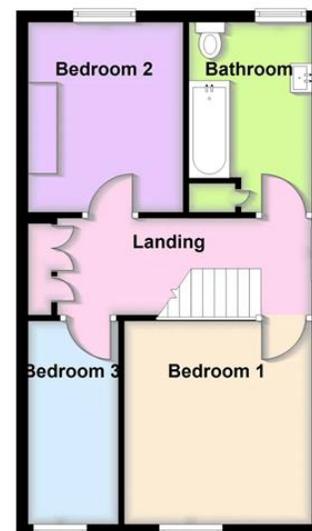
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**Ground Floor**  
Approx. 45.4 sq. metres (489.1 sq. feet)



**First Floor**  
Approx. 42.9 sq. metres (461.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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