



Balmoral Drive,  
Southport, PR9 8QJ

**Offers Over £240,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Tucked away in a popular and well-established residential area, this extended three-bedroom semi-detached home offers bright, spacious and versatile accommodation extending to approximately 990 sq. ft. The property is ideally positioned just a short drive from Southport town centre, with the picturesque Botanic Gardens and popular local schools, shops, and transport links all within easy reach. Offered for sale with no onward chain, this is a great opportunity for buyers seeking a well-presented home with further potential.

The accommodation comprises a welcoming entrance porch leading into a light and airy hallway. The principal lounge is positioned to the front, enjoying a feature bay window and an attractive decorative fireplace. Double doors lead through to the dining room, creating a sociable flow of space that's ideal for entertaining. To the rear, a charming kitchen diner provides ample worktop and storage space, with garden views and direct access outside — perfect for families or those who enjoy dining alfresco.

Upstairs, there are three comfortable bedrooms — two generous doubles and a good-size single — all decorated in soft, neutral tones. A modern three-piece family bathroom with a walk-in shower completes the first floor. The property has been carefully maintained and offers the next owner the chance to move straight in, while still allowing scope for personalisation.

Externally, the home is set back behind a spacious driveway providing off-road parking for several vehicles. A side gate leads to a detached garage and a beautifully maintained west-facing rear garden, laid out with a mix of lawn, patio and established planting — a lovely private setting for relaxing or entertaining through the afternoon and into the evening sun.

Call to arrange a viewing on 01704 516 626 and follow us on Facebook and Instagram.





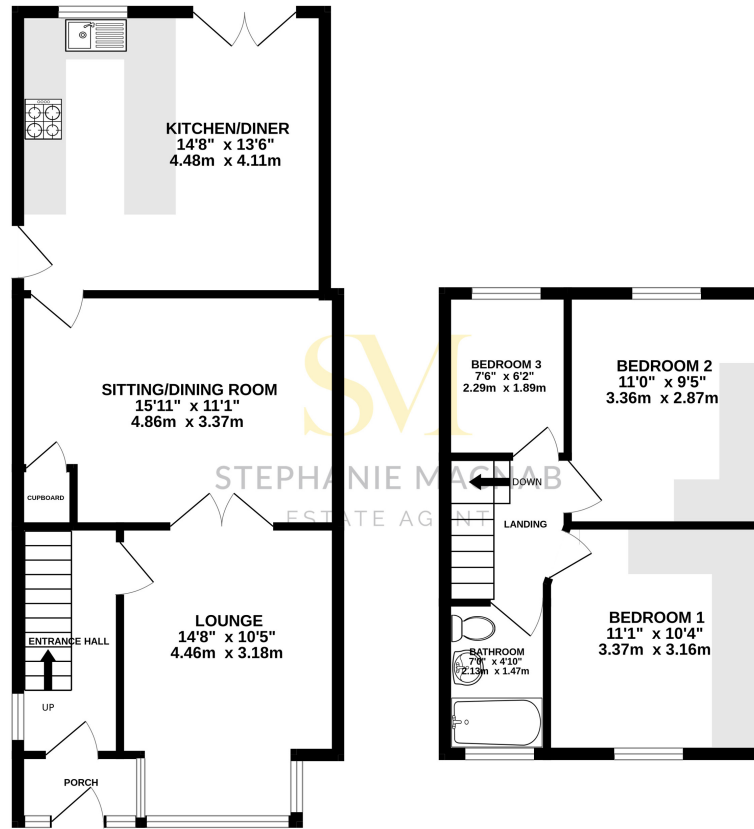






GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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.  
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