



Neales Fold,
Southport, PR9 8HW

Offers Over £270,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Built and owned since 1998 – this modern DETACHED HOUSE nestled in a quiet CUL-DE-SAC just off Banks Road. IMMACULATELY PRESENTED and METICULOUSLY MAINTAINED, this property offers a harmonious blend of comfort and style.

Upon entering, you are greeted by a welcoming ENTRANCE HALL leading to a convenient DOWNSTAIRS WC. The front-facing LOUNGE exudes warmth and charm, complemented by a separate REAR DINING ROOM that seamlessly flows into the delightful CONSERVATORY. The adjacent KITCHEN, a beacon of modernity, was tastefully replaced in 2021, offering a bright and efficient space for culinary endeavours.

Ascend the staircase to discover the upper level, where THREE BEDROOMS await together with the family BATHROOM. The main bedroom stands out with the added luxury of an EN-SUITE, also renewed in 2021, providing a private sanctuary.

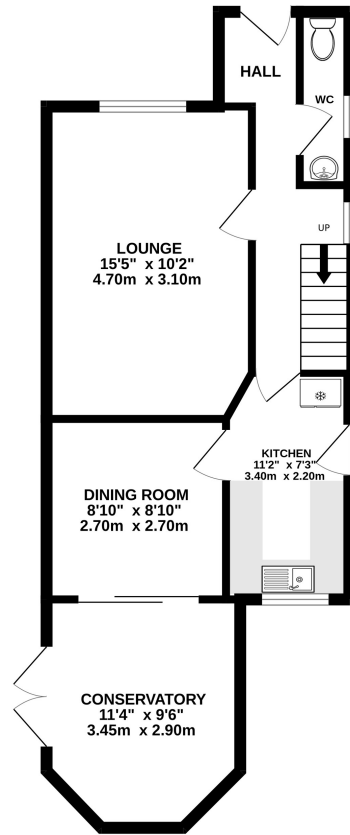
Externally, the property boasts OFF-ROAD parking and a GARAGE, ensuring convenience and security for your vehicles. The rear garden, thoughtfully enclosed, invites you to unwind – a perfect retreat for relaxation.

This residence comes to market with NO ONWARD CHAIN, presenting a seamless transition for its fortunate new owners. Don't miss the chance to experience the allure of this property first-hand. Call now to arrange a viewing at 01704 516 626 and make this modern haven your new home.

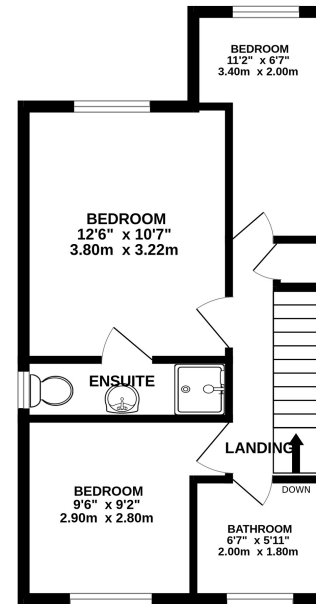




GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

