



St Lukes Road, Southport, PR9



£195,000

- Deceptively Spacious & Versatile Layout
- Ready to Move Straight Into
- Two/Three Reception Rooms
- Three Double Bedrooms
- Established & Private Rear Garden
- Scope to Modernise & Add Own Stamp
- Freehold
- EPC rating D



Presenting to the market a fantastic opportunity to purchase a well-presented and generously proportioned home on St Lukes Road, Southport. This attractive property is ready to move straight into, whilst also offering plenty of scope for the new owner to add their own style and personal stamp over time.

The accommodation offers excellent flexibility, with two/three reception rooms comprising a comfortable living room which opens through to a dining area, along with a separate snug; ideal as a second sitting room, home office or cosy retreat.



To the first floor are three well-proportioned double bedrooms, providing plenty of space for family living, guests or those working from home. Serviced by a family bathroom finished with a modern white suite and large bath.

Externally, the property benefits from a generous front which provides convenient and accessible off-road parking. To the rear is a naturally established and private garden perfect for relaxing and entertaining, also including a useful storage shed.

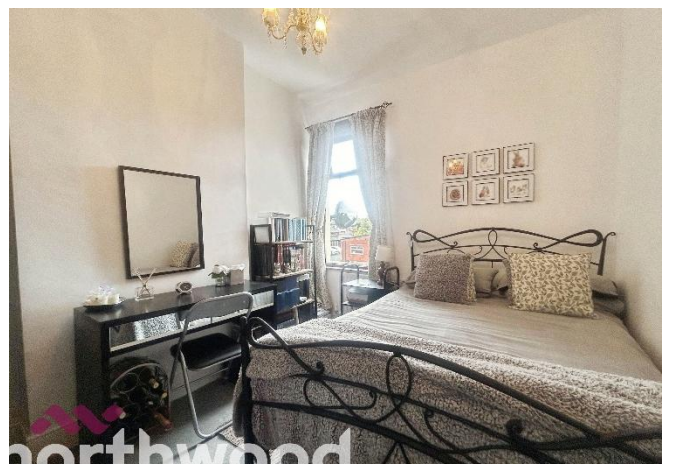
Situated in a popular residential area, St Lukes Road is conveniently positioned for Southport town centre, with its wide range of shops, cafes, restaurants and amenities, while also being well placed for local schools, transport links and everyday conveniences.

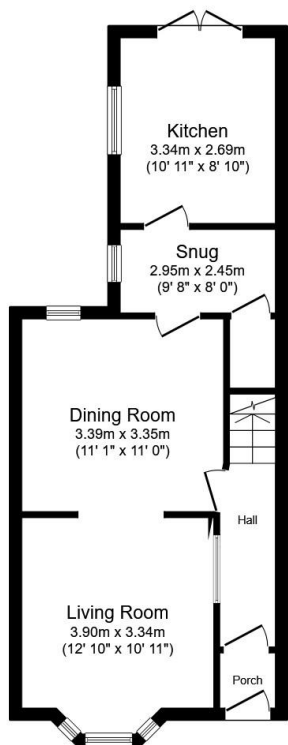
Overall, this is a great family home with genuine potential, offering comfortable accommodation from day one while giving the next owner the opportunity to make it their own.

Disclaimer

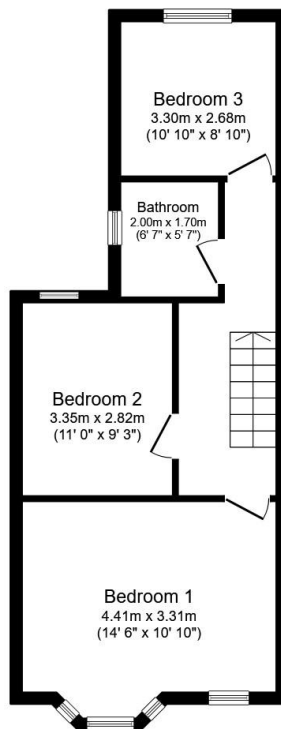
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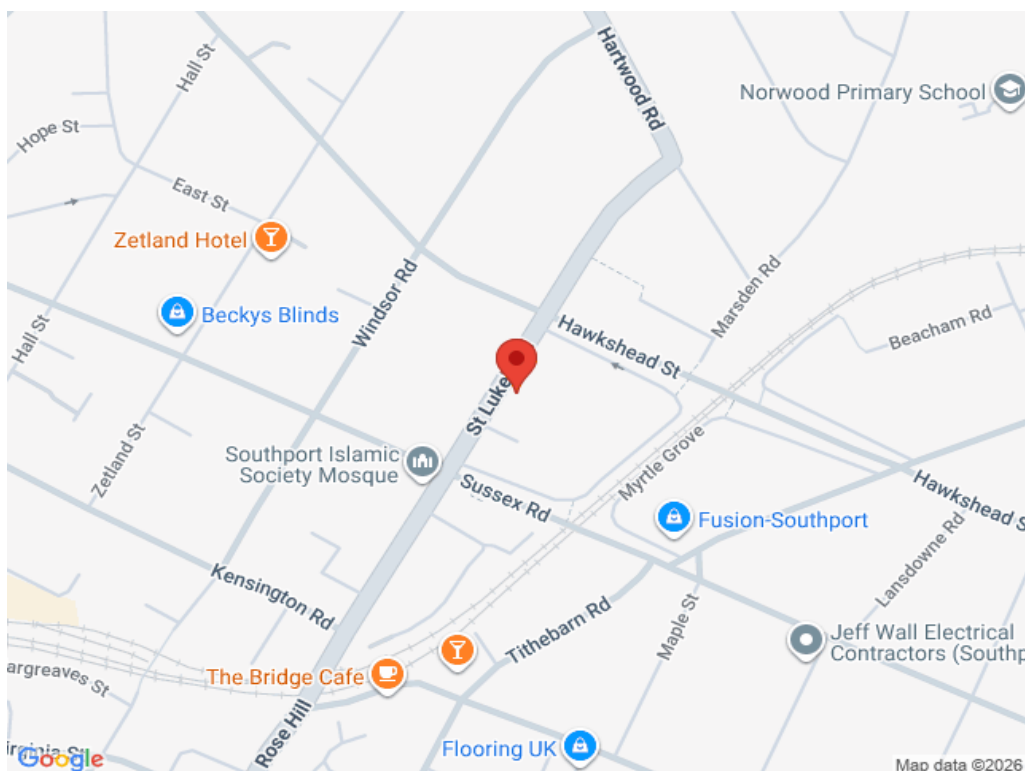
Ground Floor



First Floor

Total floor area: 87.2 sq.m. (939 sq.ft.)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

 **northwood**

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