

Cemetery Road, Southport, PR8

2 1 2

£175,000

- Deceptively Spacious Property
- Two Separate Reception Rooms
- Cosy Log-Burning Stove
- Two Double Bedrooms
- Additional Dressing Room/Home Office
- Low Maintenance Rear Garden
- Freehold
- EPC rating D

northwood
Local knowledge, national reach







Welcoming to the market this deceptively spacious two-bedroom semi-detached property, ideally situated on Cemetery Road in a popular and convenient location, perfectly positioned between Southport Town Centre and the ever-popular and sought-after Birkdale Village. Offering far more space than first meets the eye, this lovely home is a fantastic opportunity for buyers seeking flexible living accommodation, warmth and character.

Upon entering, you are welcomed by a lovely, homely atmosphere, with two well-proportioned reception rooms providing ample space for both relaxing and entertaining. The lounge is particularly inviting, featuring a charming log-burning stove which creates a wonderfully warm and cosy focal point, making it the perfect place to unwind after a long day.









The kitchen is thoughtfully arranged in a long galley-style layout, offering a good range of workspace and leading through to a useful utility area, providing additional practicality and storage. To the rear of the property, the bathroom is conveniently positioned away from the main living accommodation.

To the first floor, the property offers two generous bedrooms, together with an additional dressing room/home office which, thanks to its impressive size, is currently being utilised as an extra bedroom. This versatile space provides excellent flexibility to suit a variety of lifestyles and needs.

Externally, the property benefits from a low-maintenance rear garden, featuring a paved patio area, ideal for outdoor seating and entertaining, together with a courtyard-style lawn area, providing a pleasant outdoor space to enjoy during the warmer months.
Combining generous proportions, versatile accommodation and a welcoming, cosy feel, all within a sought-after and convenient Southport location, this property is sure to appeal to a range of buyers.

An internal viewing is highly recommended to truly appreciate the space, versatility and potential 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 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. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information 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.









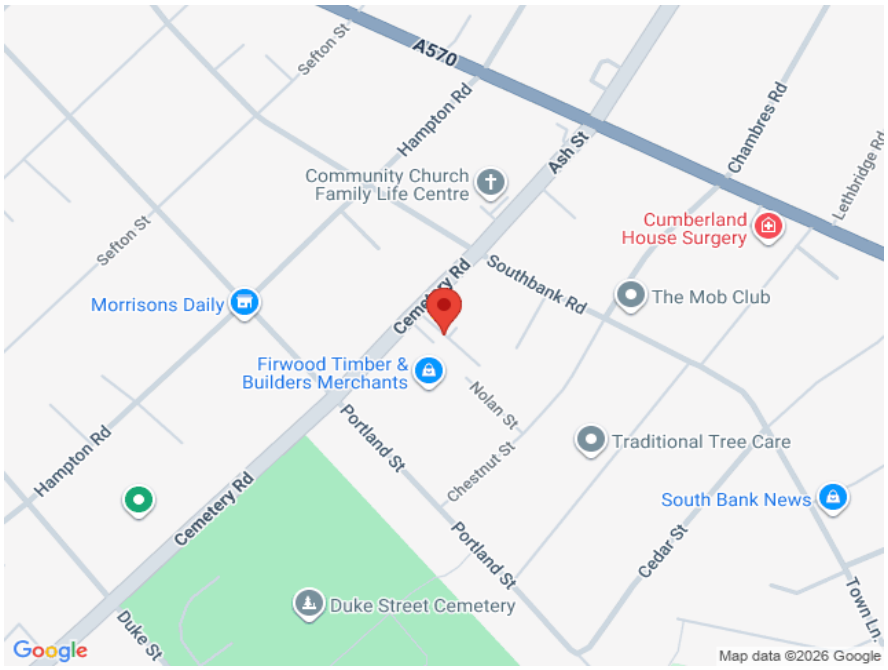






Total floor area: 104.3 sq.m. (1,123 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Northwood Southport and Ormskirk

01704 545 657
southport@northwooduk.com