



28 Clinning Road

Southport, PR8 4NU

Offers in excess of £325,000



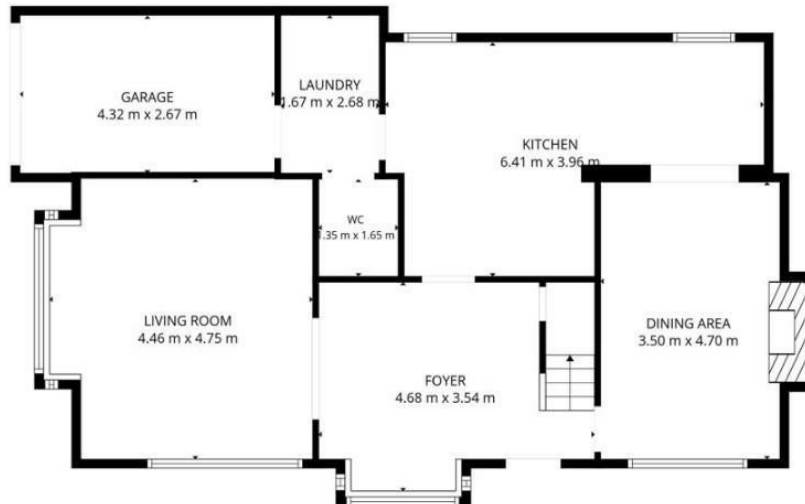
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1st floor



Ground floor

TOTAL: 131 m2

Ground floor: 75 m2, 1st floor: 56 m2

EXCLUDED AREAS: LAUNDRY: 4 m2, GARAGE: 12 m2, FIREPLACE: 1 m2,
WALLS: 12 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



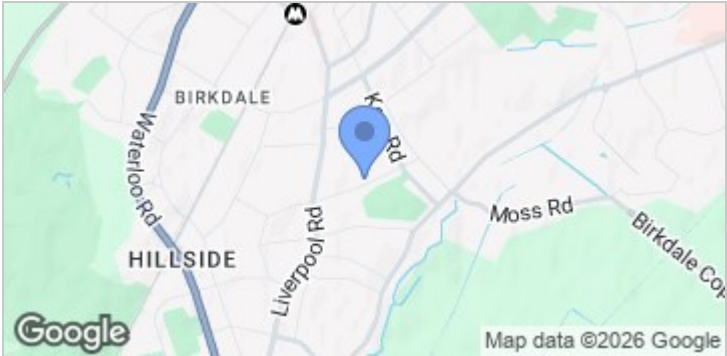
Road Map



Hybrid Map



Terrain Map



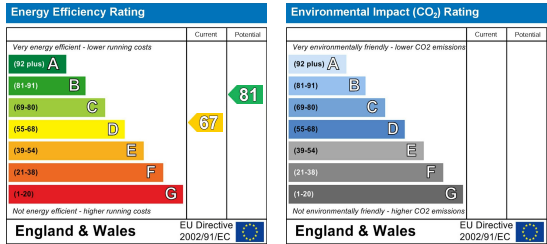
- **A SUPERB THREE BEDROOM SEMI DETACHED HOUSE**
- **LARGE CORNER PLOT WRAP AROUND GARDENS**
- **THREE VERSATILE RECEPTION ROOMS**
- **FAMILY BATHROOM & EN-SUITE SHOWER ROOM**
- **STYLISH BREAKFAST KITCHEN**
- **OFF ROAD PARKING & INTEGRAL GARAGE**
- **NO VENDOR CHAIN DELAY!**
- **TENURE FREEHOLD - COUNCIL TAX BAND C**
- **FABULOUS BIRKDALE LOCATION**

Viewing

Please contact our Formby Office on 01704827402 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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