



**164 Fylde Road, Southport**  
Southport

  
**NICHOLLS  
& BARNES**  
ESTATE AGENTS

Offers in Region of **£260,000**

# 164 Fylde Road

Southport

Semi detached, three bedroom, dormer bungalow with three reception rooms offering versatile living spaces plus large driveway, car port and detached garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi Detached Dormer Bungalow
- Two Reception Rooms & Conservatory
- Ground Floor Bathroom
- Driveway, Car Port & Detached Garage



## FRONT GARDEN

Extensive, paved driveway with established shrubs providing privacy to the front.

## REAR GARDEN

Paved patio area with established shrubs and spacious, detached garage. Car port to the side, behind locked and gated driveway.

## GARAGE

Single Garage

Spacious garage to the rear of the property proving secure parking.

## CAR PORT

1 Parking Space

Located behind locked gates to the side of the property.

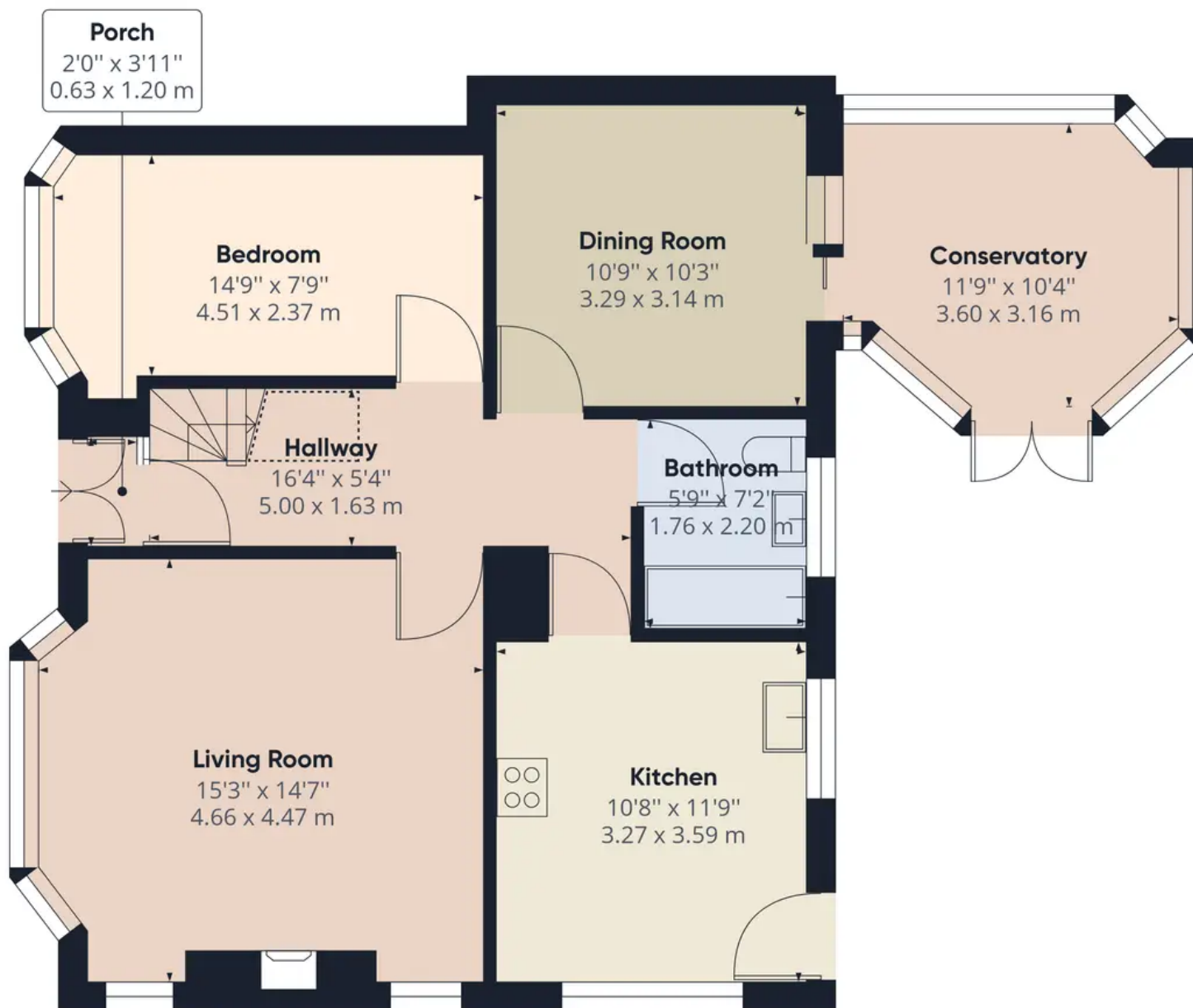
## DRIVEWAY

3 Parking Spaces

Large driveway offering extensive off road parking.







**Approximate total area<sup>(1)</sup>**

841.71 ft<sup>2</sup>  
78.20 m<sup>2</sup>

**Reduced headroom**

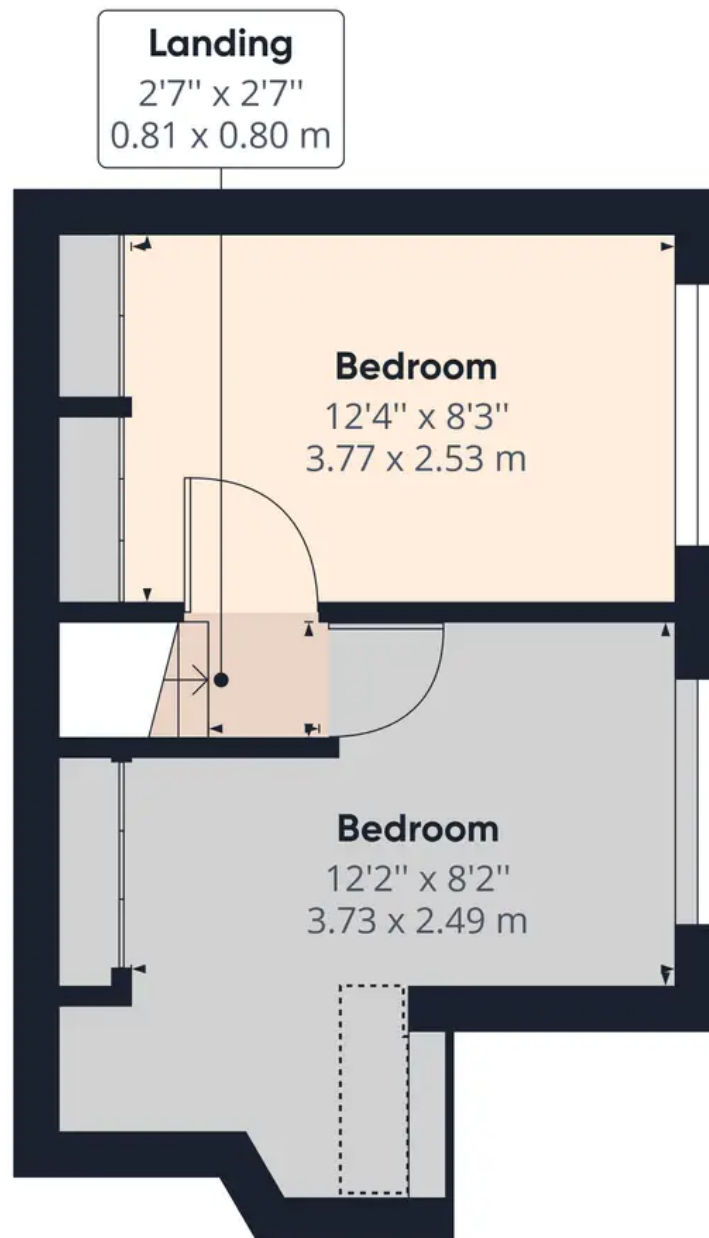
17.21 ft<sup>2</sup>  
1.60 m<sup>2</sup>

(1) Excluding balconies and terraces

⌈⌋ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Approximate total area<sup>(1)</sup>**

253.80 ft<sup>2</sup>

23.58 m<sup>2</sup>

**Reduced headroom**

7.61 ft<sup>2</sup>

0.71 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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**GIRAFFE 360**



## Nicholls and Barnes

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