



56 Fleetwood Road, Southport

Southport



NICHOLLS  
& BARNES

ESTATE AGENTS

£650,000

# 56 Fleetwood Road

Southport

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Exceptional Detached Family Home
- Optimised for Eco-Efficiency
- Four Large Bedrooms
- Contemporary Open Plan Kitchen / Dining Room
- Accommodation Over Three Floors
- Impressive Orangery With Log Burner
- Two Additional Loft Rooms
- Spacious Self Contained Annex
- Spectacular Gardens
- Integral Double Garage



## FRONT GARDEN

Large paved driveway providing off road parking spaces for numerous vehicles leading to a large integral double garage with electrically operated, remote controlled door plus solar compatible electric car charging point.

## GARDEN

To the rear of the property are stunning, beautifully maintained grounds with pathways to both sides, a raised paved terrace and steps down to landscaped lawn surrounded by abundantly stocked borders. There is also a spacious multiuseage annex, greenhouse and garden shed.

## GARAGE

Double Garage

Double garage with automated, remote controlled door.

## DRIVEWAY

4 Parking Spaces

Spacious, paved driveway providing off road parking for numerous vehicles and wall mounted electric vehicle charging point.







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

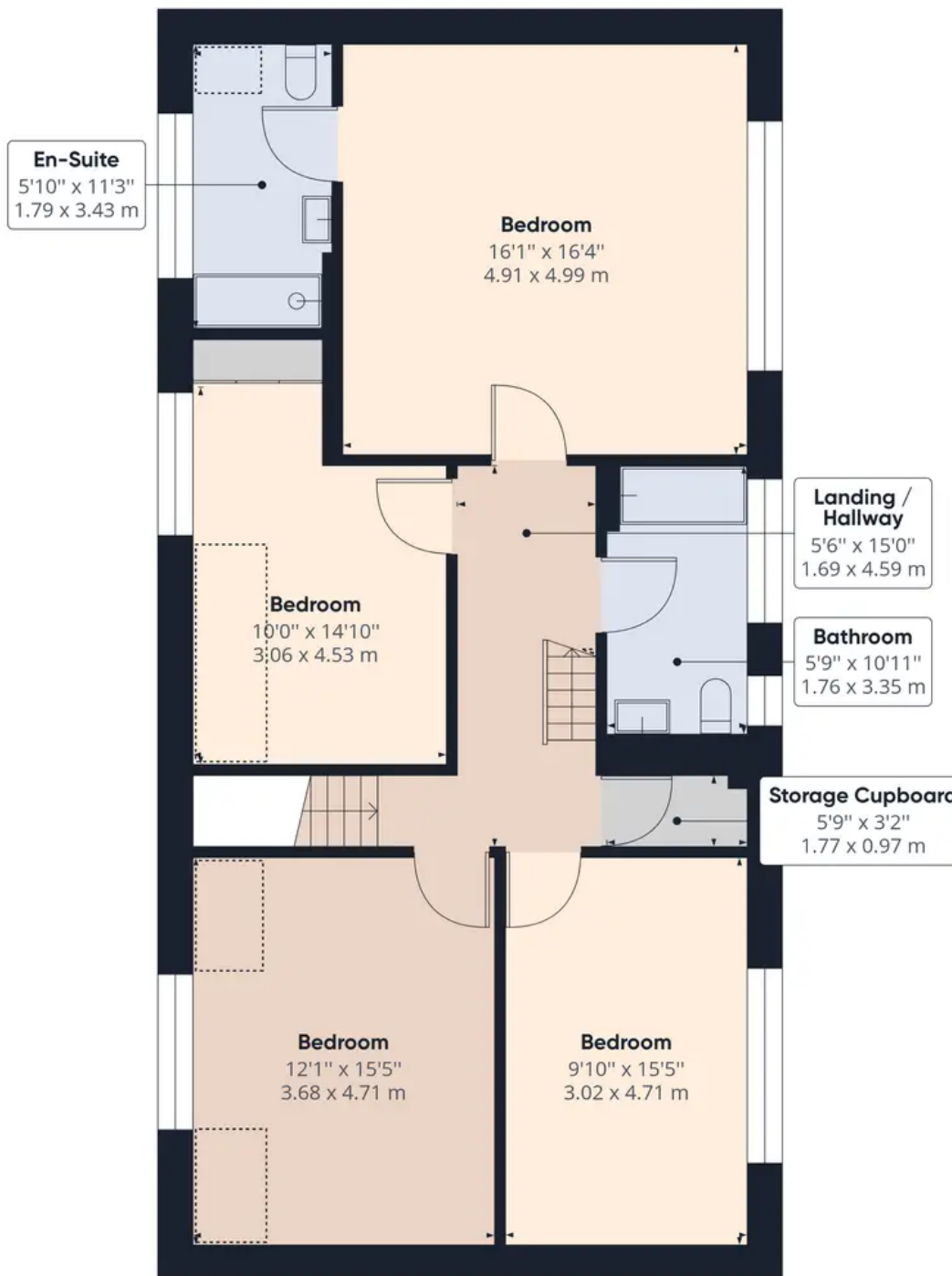
1661.61 ft<sup>2</sup>

154.37 m<sup>2</sup>

(1) Excluding balconies and terraces

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



Floor 1 Building 1

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

992.15 ft<sup>2</sup>

92.17 m<sup>2</sup>

**Reduced headroom**

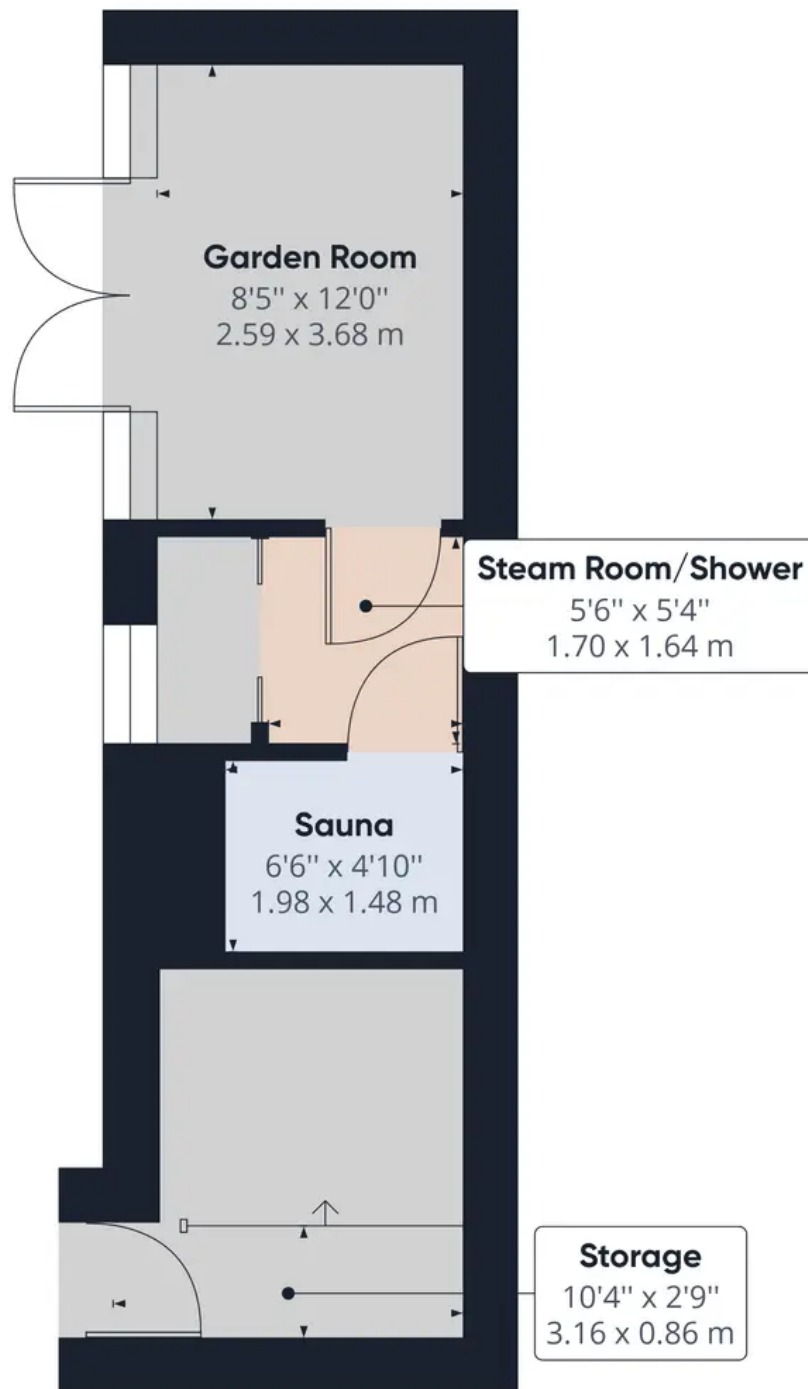
61.47 ft<sup>2</sup>

5.71 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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Floor 0 Building 2

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

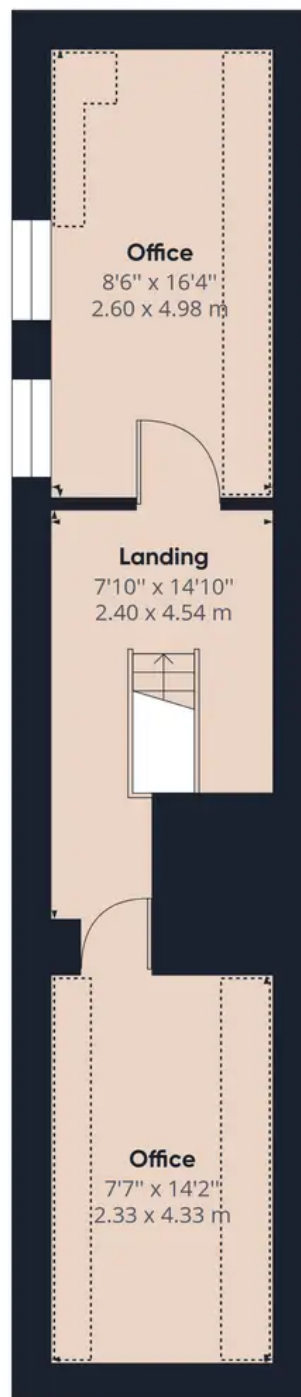
276.56 ft<sup>2</sup>

25.69 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360



Floor 2 Building 1

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

340.82 ft<sup>2</sup>

31.66 m<sup>2</sup>

**Reduced headroom**

80.85 ft<sup>2</sup>

7.51 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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## Nicholls and Barnes

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