



**2 Worthing Close, Southport**

Southport



**NICHOLLS  
& BARNES**

ESTATE AGENTS

In Excess of **£425,000**

## 2 Worthing Close

Southport

Council Tax band: F

Tenure: Non-Traditional Tenure

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Charming Detached Dormer Bungalow
- Generous Living Accommodation
- Four Spacious Bedrooms
- Newly Refurbished
- Well Maintained Established Gardens
- Detached Garage
- Cul-De-Sac Location
- Extensive Driveway
- Desirable Neighbourhood
- No Chain



## REAR GARDEN

Large fenced garden with paved patio area and well maintained lawn. Repurposed double garage with partitioned storage space and lean-to potting shed to the rear.

## FRONT GARDEN

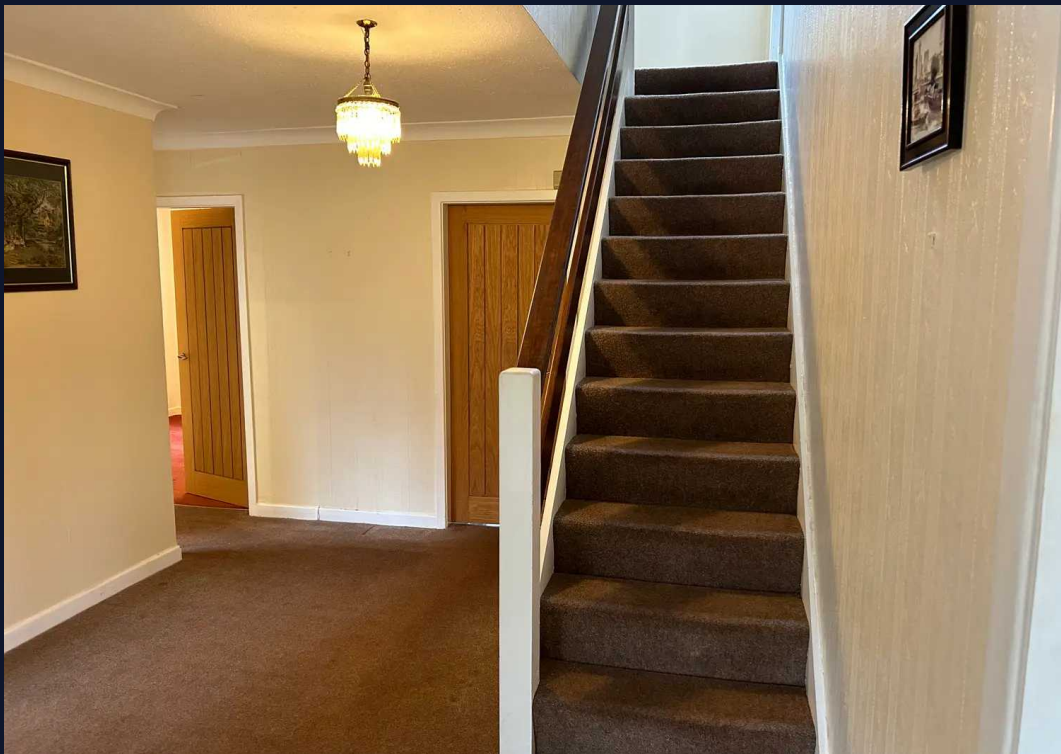
Attractive front garden with mature shrubs and trees, paved driveway to the side.

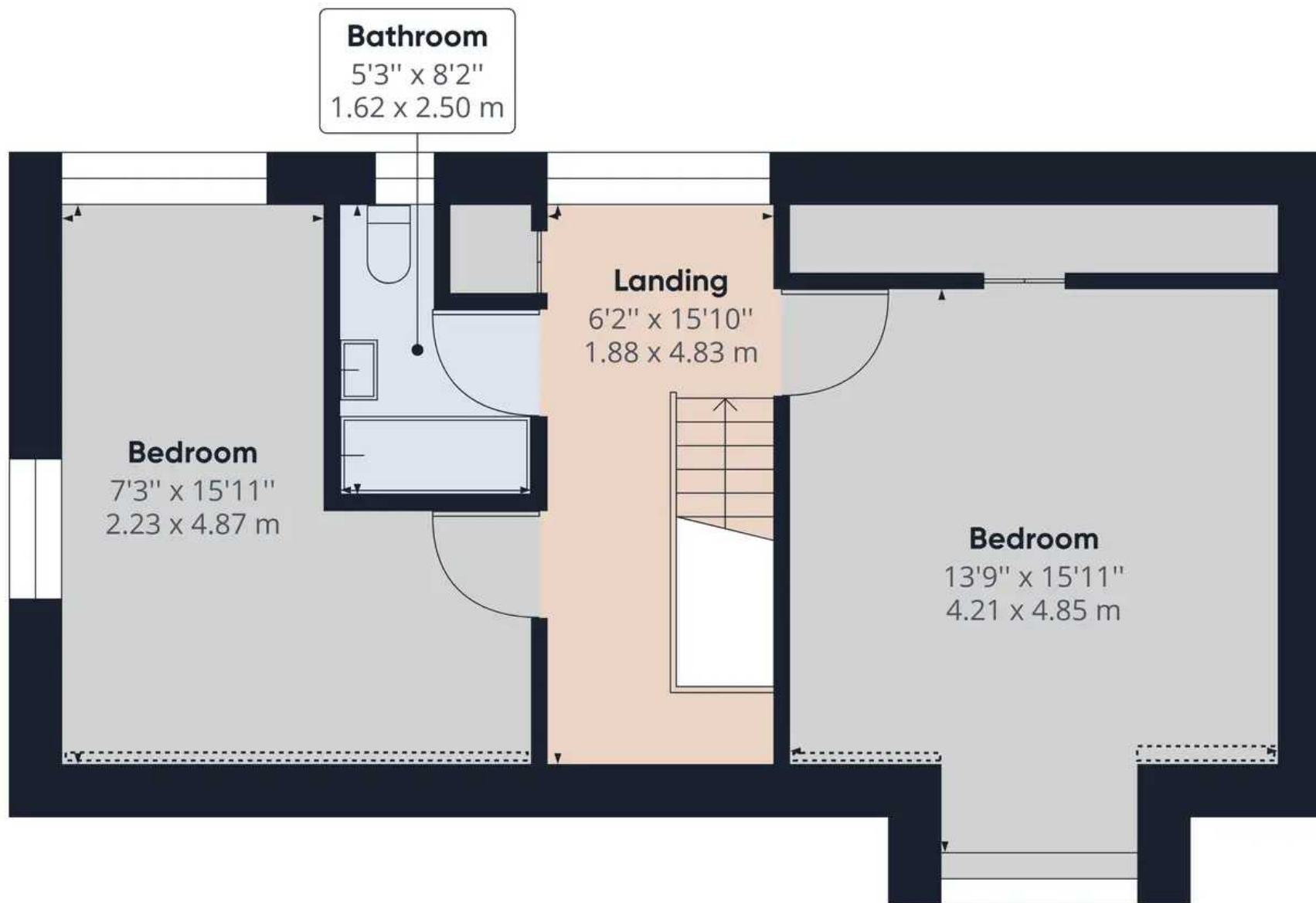
## DRIVEWAY

4 Parking Spaces

Extensive, paved driveway to the side of the property providing off-road parking for numerous vehicles.








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

513.34 ft<sup>2</sup>  
47.69 m<sup>2</sup>

**Reduced headroom**

7.94 ft<sup>2</sup>  
0.74 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.

GIRAFFE 360



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

932.74 ft<sup>2</sup>  
86.65 m<sup>2</sup>

**Reduced headroom**

2.03 ft<sup>2</sup>  
0.19 m<sup>2</sup>

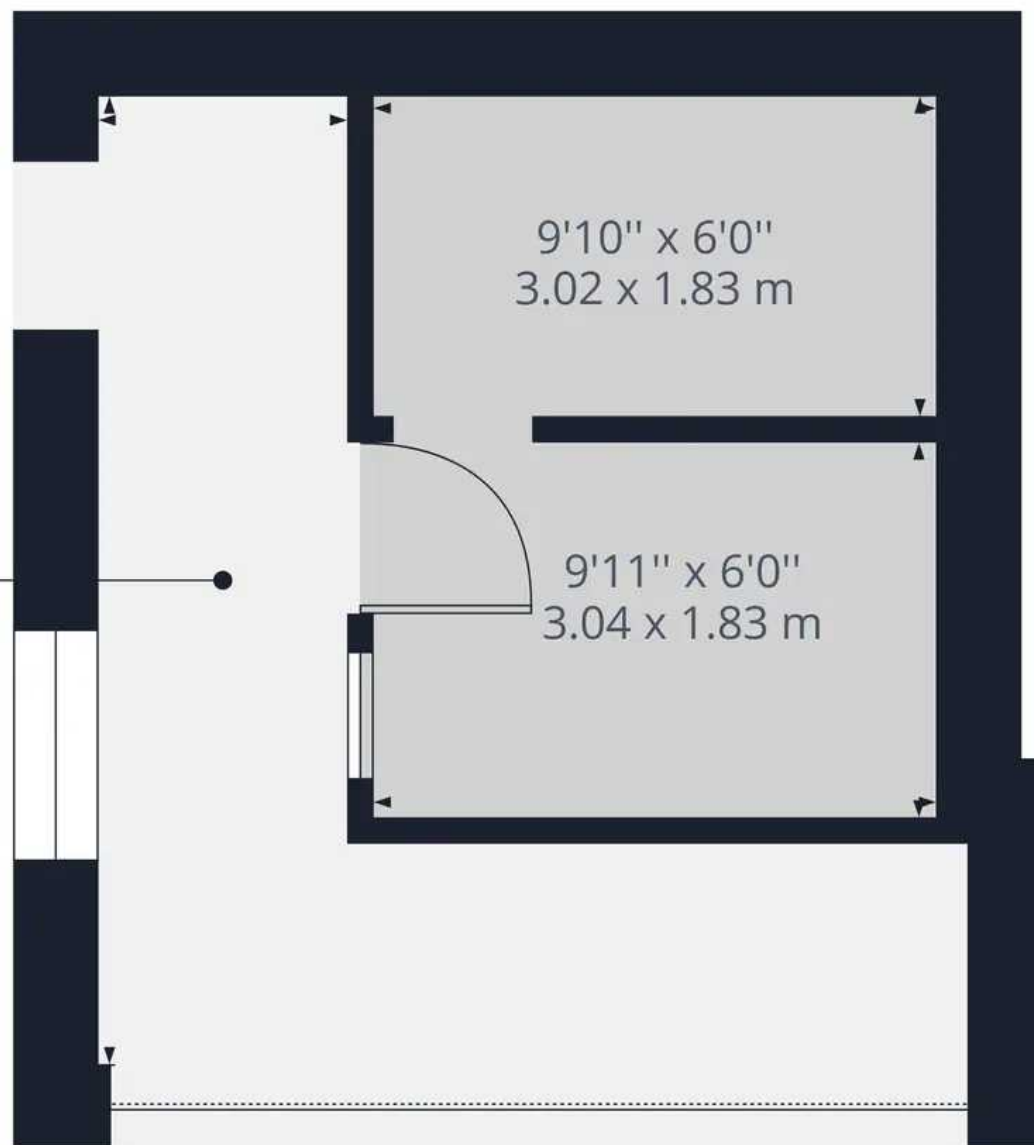
(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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GIRAFFE 360

**Garage**  
4'5" x 16'10"  
1.35 x 5.15 m



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

237.38 ft<sup>2</sup>

22.05 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360



## Nicholls and Barnes

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