



47 Langford Drive, Southport
Southport



NICHOLLS
& BARNES
ESTATE AGENTS

£260,000

47 Langford Drive

Southport

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Impeccably Presented Family Home
- Three Spacious Double Bedrooms
- Open Plan Kitchen Diner
- Family Bathroom En-Suite & Downstairs W.C.
- Accommodation Over Three Floors
- Office Alcove
- Plantation Shutters
- Enclosed Garden & Patio
- Private Parking
- Sought After Residential Area

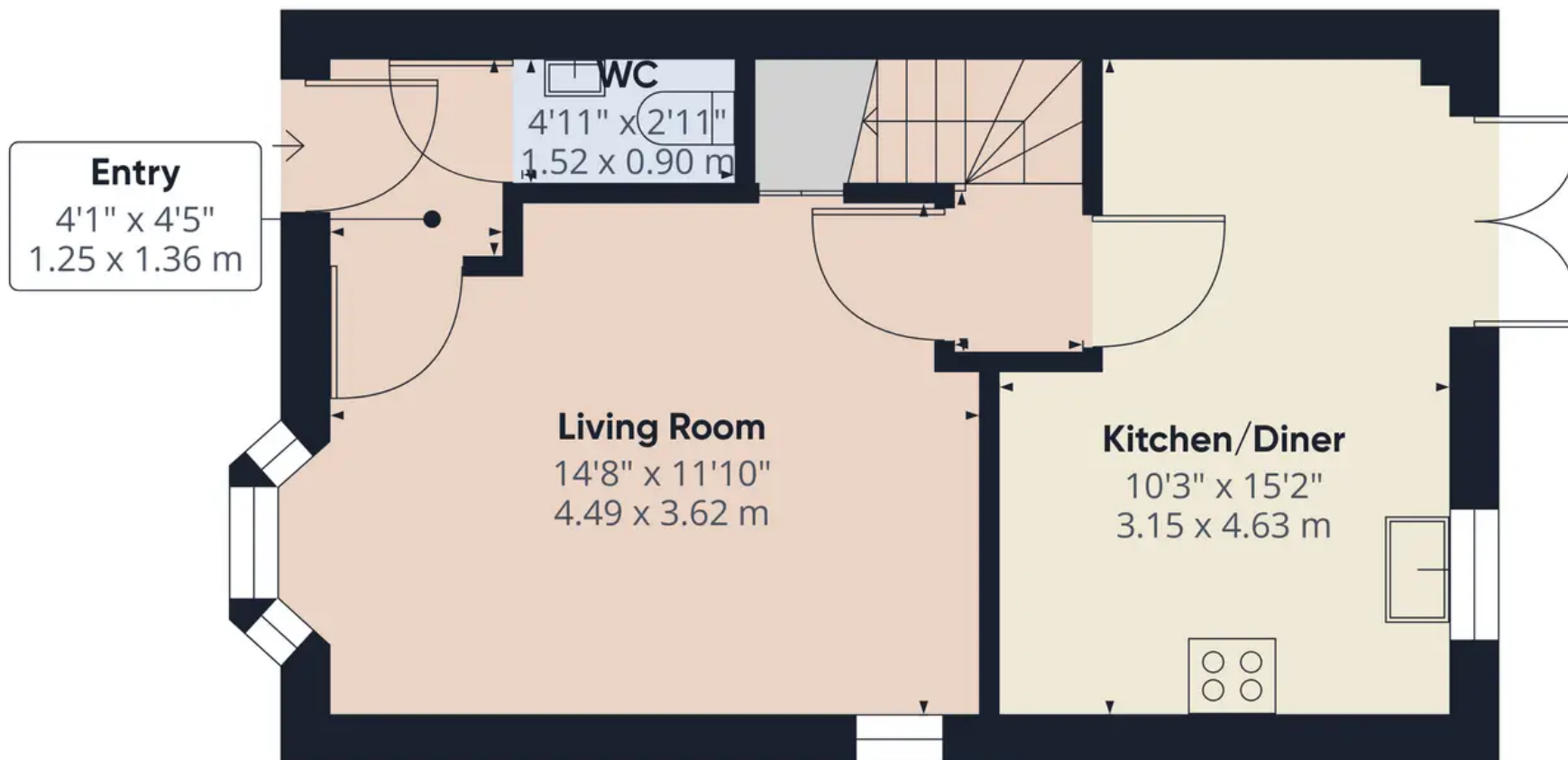


REAR GARDEN

ALLOCATED PARKING

2 Parking Spaces





Approximate total area⁽¹⁾

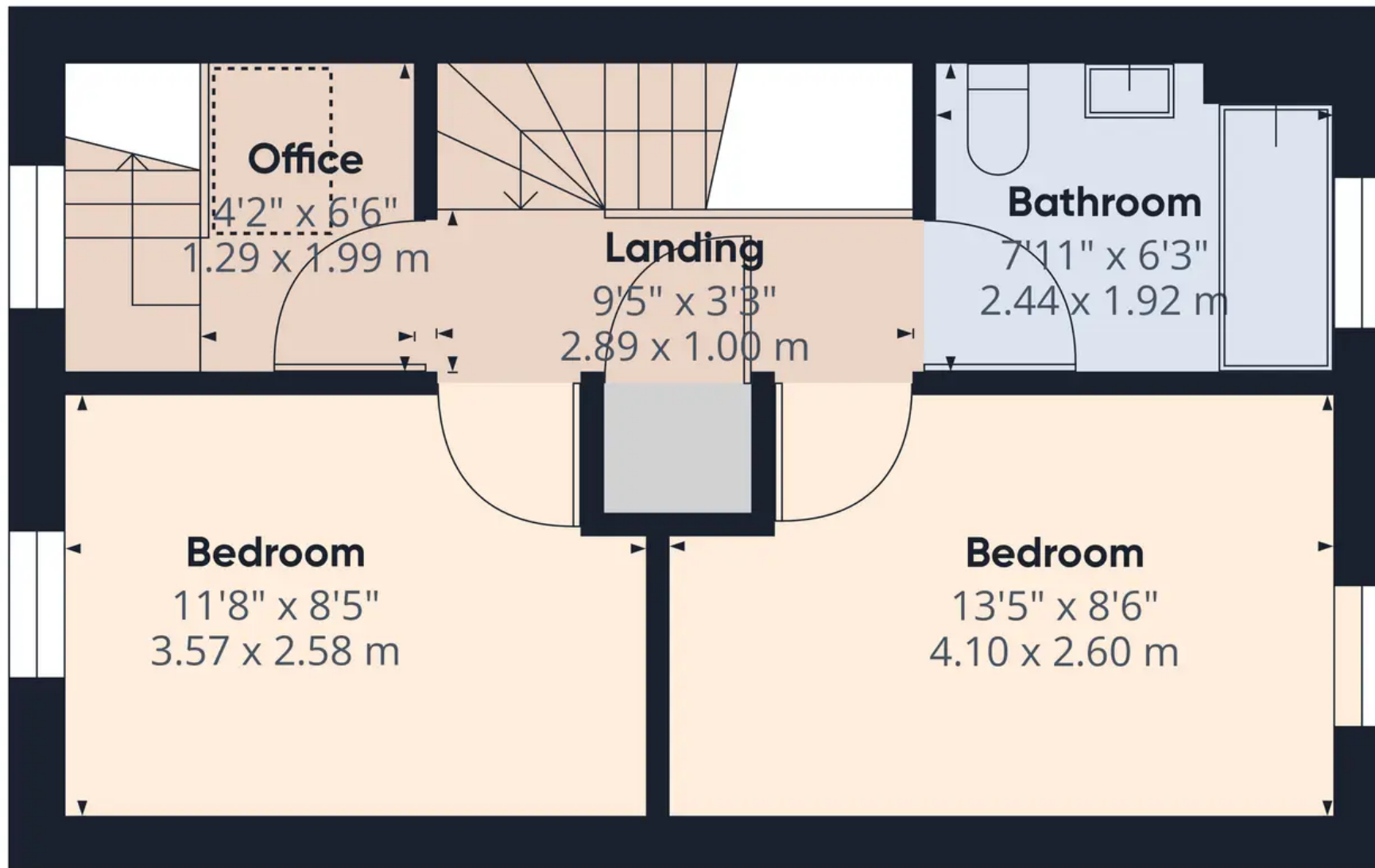
386.97 ft²

35.95 m²

(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



Approximate total area⁽¹⁾

345.12 ft²

32.06 m²

Reduced headroom

7.85 ft²

0.73 m²

(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



Nicholls and Barnes

Nicholls & Barnes Estate Agents, 43 Houghton Street, Southport PR9 0PG

01704 541 414 • sales@nichollsandbarnes.net • nichollsandbarnes.net



**NICHOLLS
& BARNES**

ESTATE AGENTS

