



**45 Dawlish Drive, Southport**

Southport



**NICHOLLS  
& BARNES**

ESTATE AGENTS

In Excess of **£190,000**



# 45 Dawlish Drive

Southport

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Delightful Semi Detached Home
- Two Double Bedrooms
- Spacious Lounge
- Beautifully Maintained Garden
- Detached Single Garage
- Driveway Parking
- Desirable Residential Area
- Convenient For Local Amenities





REAR GARDEN

GARDEN

GARAGE

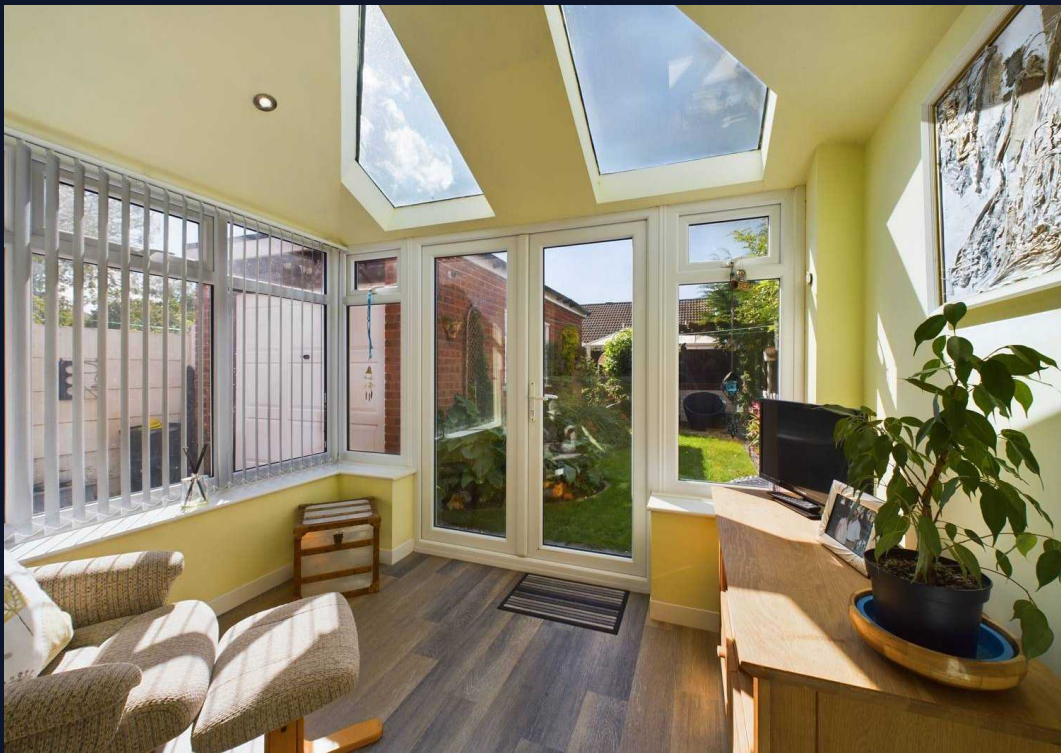
Single Garage

DRIVEWAY

2 Parking Spaces











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

426.68 ft<sup>2</sup>  
39.64 m<sup>2</sup>

**Reduced headroom**

9.26 ft<sup>2</sup>  
0.86 m<sup>2</sup>

(1) Excluding balconies and terraces

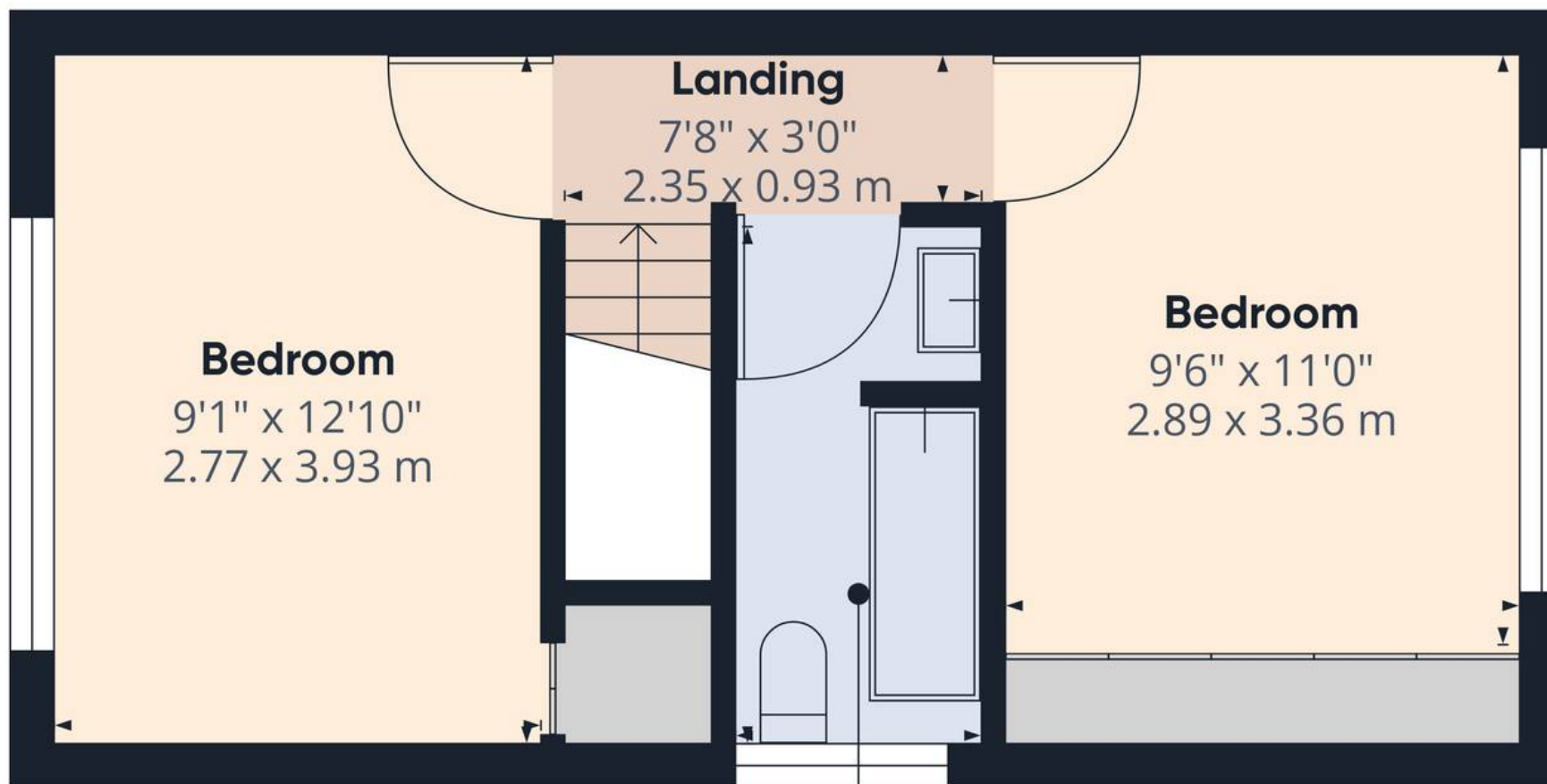
**Reduced headroom**

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



**Bedroom**  
9'1" x 12'10"  
2.77 x 3.93 m

**Landing**  
7'8" x 3'0"  
2.35 x 0.93 m

**Bedroom**  
9'6" x 11'0"  
2.89 x 3.36 m

**Bathroom**  
4'6" x 9'4"  
1.39 x 2.85 m

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

309.25 ft<sup>2</sup>

28.73 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Nicholls and Barnes

43 Hoghton Street, Southport - PR9 0PG

01704 541 414 • [sales@nichollsandbarnes.net](mailto:sales@nichollsandbarnes.net) • [nichollsandbarnes.net](http://nichollsandbarnes.net)



**NICHOLLS  
& BARNES**

ESTATE AGENTS

