



42 Gordon Street, Southport
Southport



**NICHOLLS
& BARNES**

ESTATE AGENTS

In Excess of **£385,000**

42 Gordon Street

Southport

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Charming & Versatile Detached Home
- Four Spacious Bedrooms
- Two Bathrooms & Downstairs WC
- Stunning Open Plan Lounge/Kitchen/Diner
- Separate Utility Room
- Integrated Garage
- Extensive Driveway
- Beautifully Decorated Throughout
- South Facing Low Maintenance Garden
- Excellent Town Centre Location



REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

5 Parking Spaces

Ample off-street parking for 4-5 vehicles



Utility Room
6'6" x 4'11"
2.00 x 1.50 m



Approximate total area⁽¹⁾

991.46 ft²

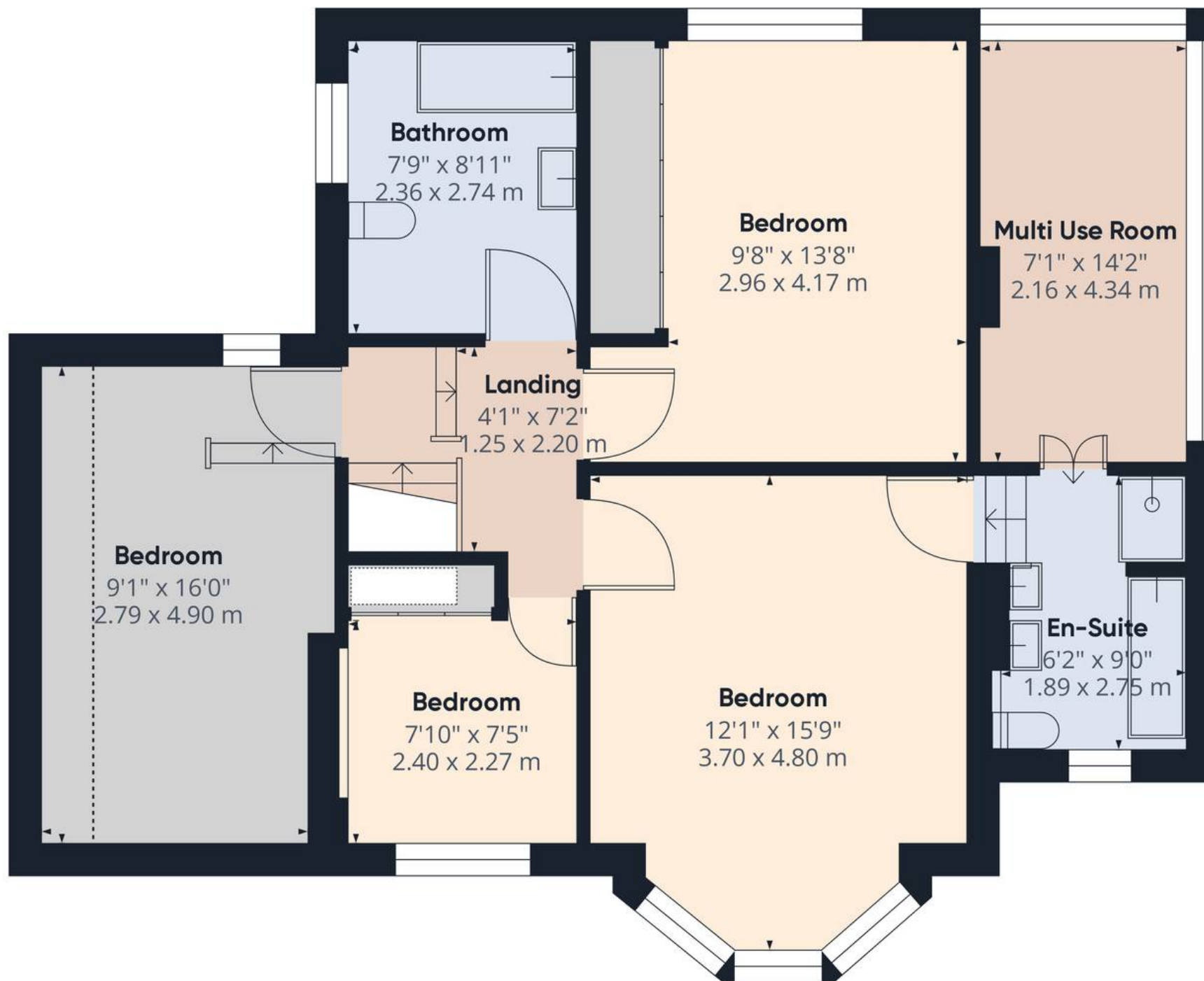
92.11 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

824.08 ft²

76.56 m²

Reduced headroom

26.59 ft²

2.47 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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