



125 Liverpool Road, Southport
Southport


**NICHOLLS
& BARNES**
ESTATE AGENTS

In Excess of £495,000

125 Liverpool Road

Southport

Versatile six bedroom detached house in sought-after Birkdale location. Three stories, cellar, original period features, spacious accommodation. Private rear garden, driveway parking. Blend of modern conveniences and historic elegance. Close to all amenities.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three Storey Detached Home with Cellar
- Six Spacious Bedrooms
- Three Reception Rooms
- Open Plan Kitchen Diner
- Original Period Features
- Private Established Rear Garden
- Extensive Cellar
- Driveway Parking
- Sought After Birkdale Location
- EPC Rating - C

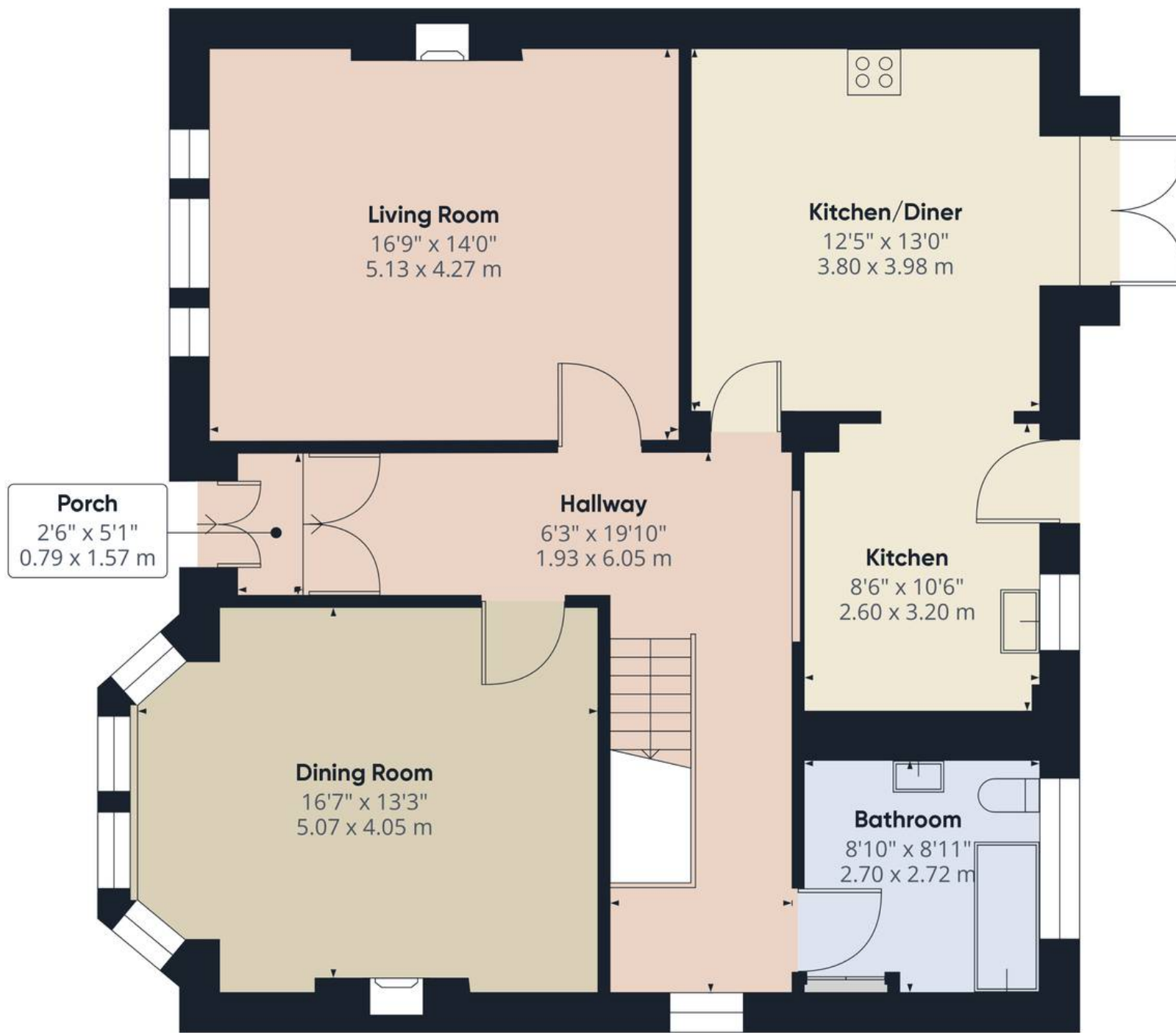


GARDEN

DRIVEWAY

4 Parking Spaces





Floor 0

Approximate total area⁽¹⁾

985.01 ft²

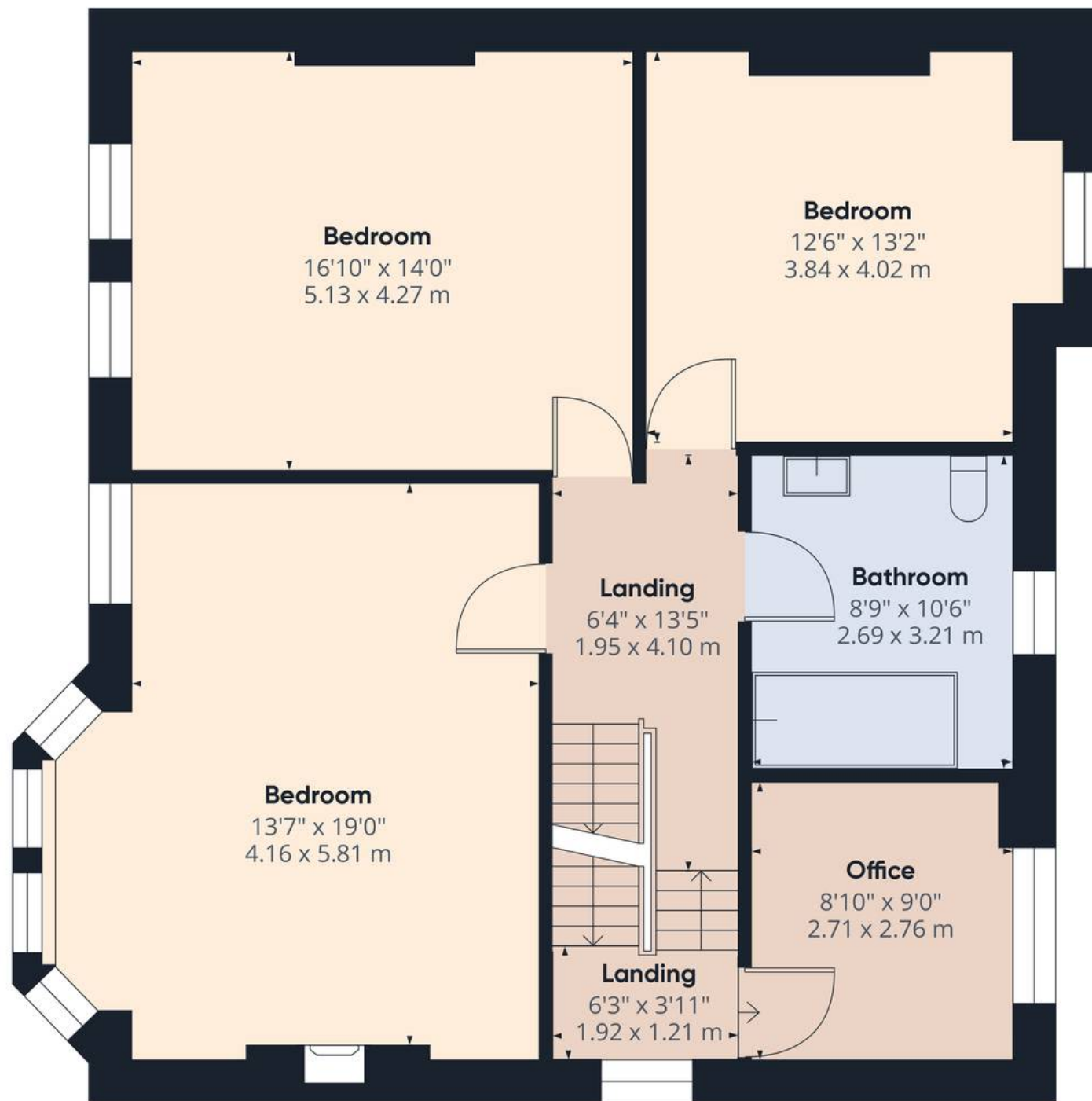
91.51 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

940.34 ft²

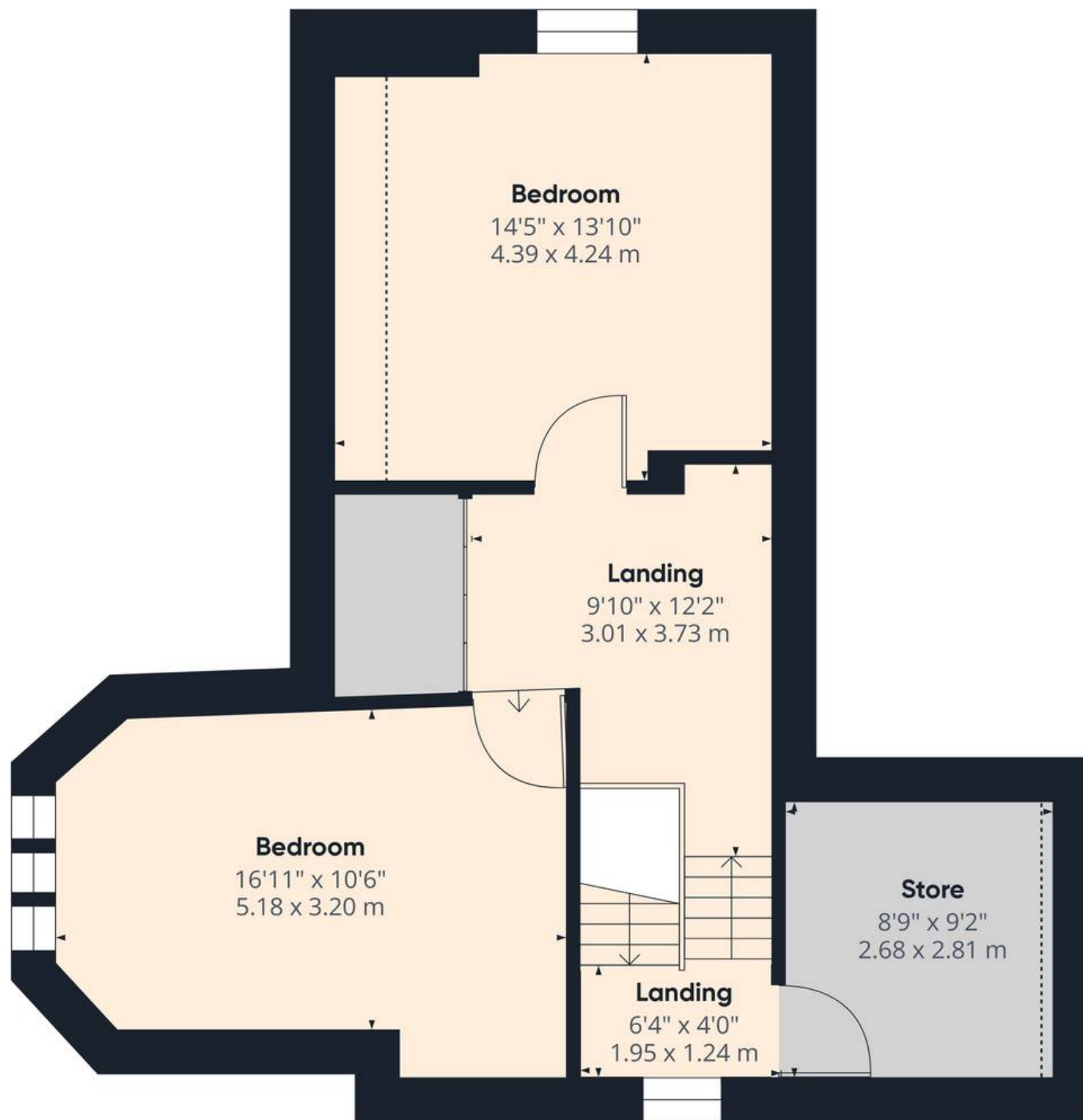
87.36 m²

(1) Excluding balconies and terraces

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Floor 2

Approximate total area⁽¹⁾

573.4 ft²

53.27 m²

Reduced headroom

277.39 ft²

2.39 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Nicholls and Barnes

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