



75 St. Lukes Road, Southport  
Southport

  
**NICHOLLS  
& BARNES**  
ESTATE AGENTS

In Excess of £230,000

# 75 St. Lukes Road

Southport, Southport

Stunning three bed semi-detached family home, contemporarily finished throughout. Two reception rooms, versatile sunroom, fitted kitchen, spacious bathroom, WC, outdoor entertainment area with landscaped garden & shed, off-street parking for two cars. Ideal modern living close to amenities. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached Family Home
- Three Bedrooms
- Fantastic Outdoor Entertainment Area
- Landscaped Rear Garden & Patio
- Tastefully Decorated Throughout
- Off Street Parking
- Two Reception Rooms & Versatile Sun Room
- Contemporary Bathroom & WC
- Fully Fitted Kitchen
- Recently Installed Boiler



REAR GARDEN

OFF STREET

1 Parking Space





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

639.15 ft<sup>2</sup>

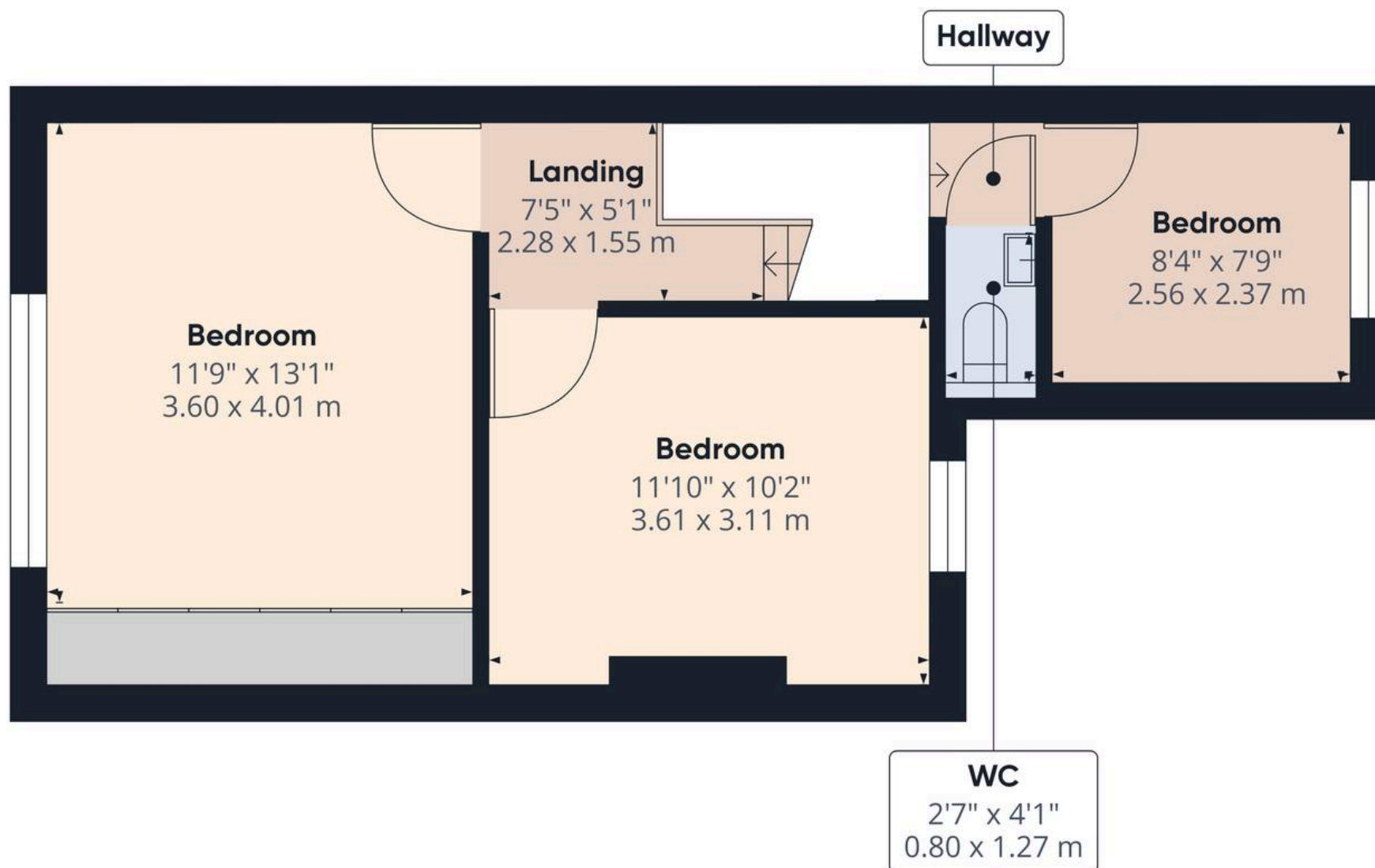
59.38 m<sup>2</sup>

(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.

GIRAFFE 360



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

416.25 ft<sup>2</sup>

38.67 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360



## Nicholls and Barnes

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