



122 Lytham Road, Southport  
Southport

  
NICHOLLS  
& BARNES  
ESTATE AGENTS

£200,000

# 122 Lytham Road

Southport

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Semi Detached Family Home
- Planning Permission – Two Storey Extension
- Three Bedrooms
- Contemporary Kitchen
- Modern Family Bathroom
- Tastefully Decorated Throughout
- Extensive Garden & Patio
- Double Glazed/GCH
- Off Street Parking
- Close To Amenities & Schools



REAR GARDEN

OFF STREET

2 Parking Spaces





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

373.18 ft<sup>2</sup>

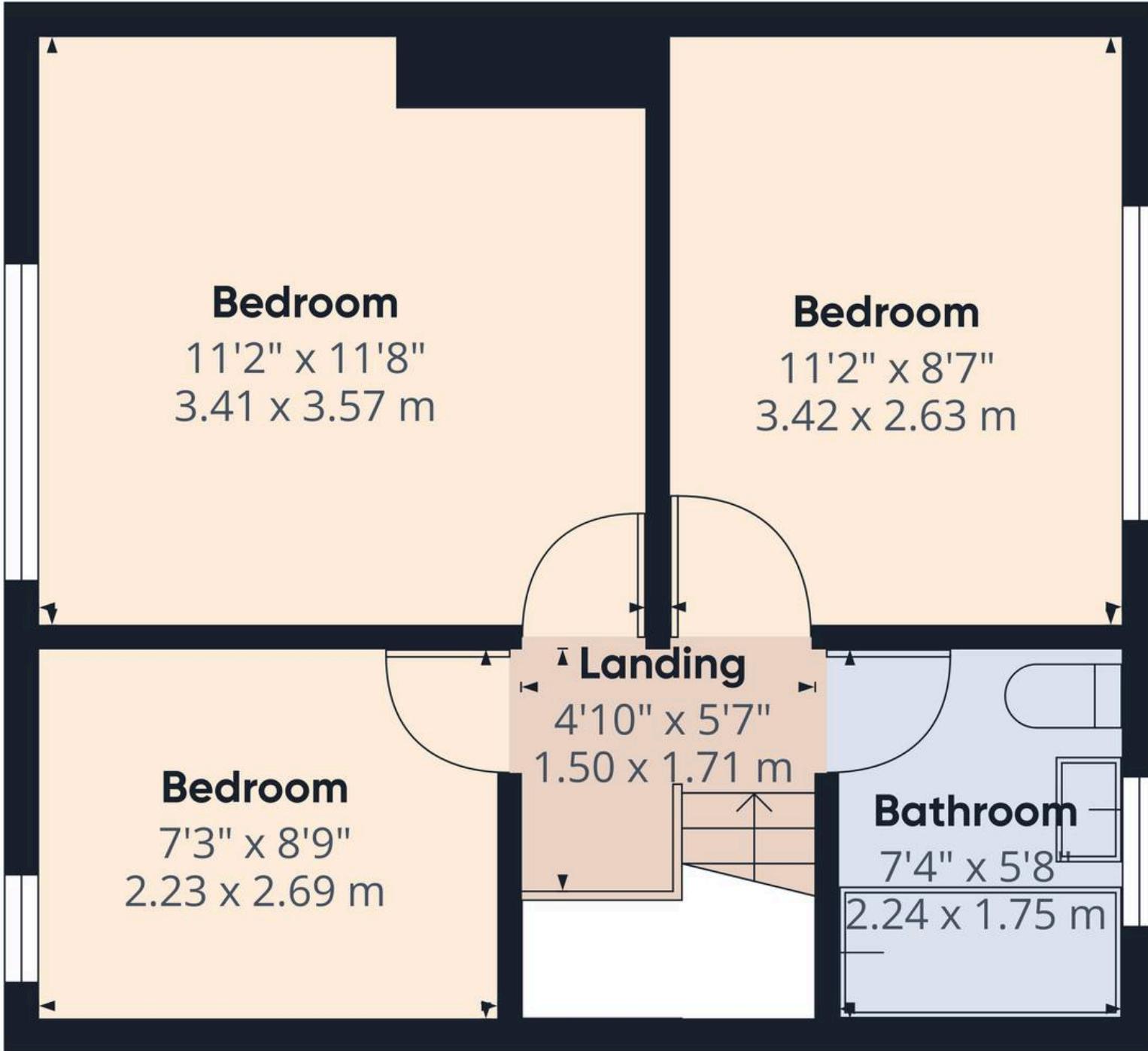
34.67 m<sup>2</sup>

(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



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**Nicholls and Barnes**

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