



**Abrams Fold
Southport
Lancashire
PR9**

Offers In Excess Of £275,000

bettermove

Abrams Fold Southport

Bettermove are proud to present this 3 bedroom detached house in Southport, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is C.

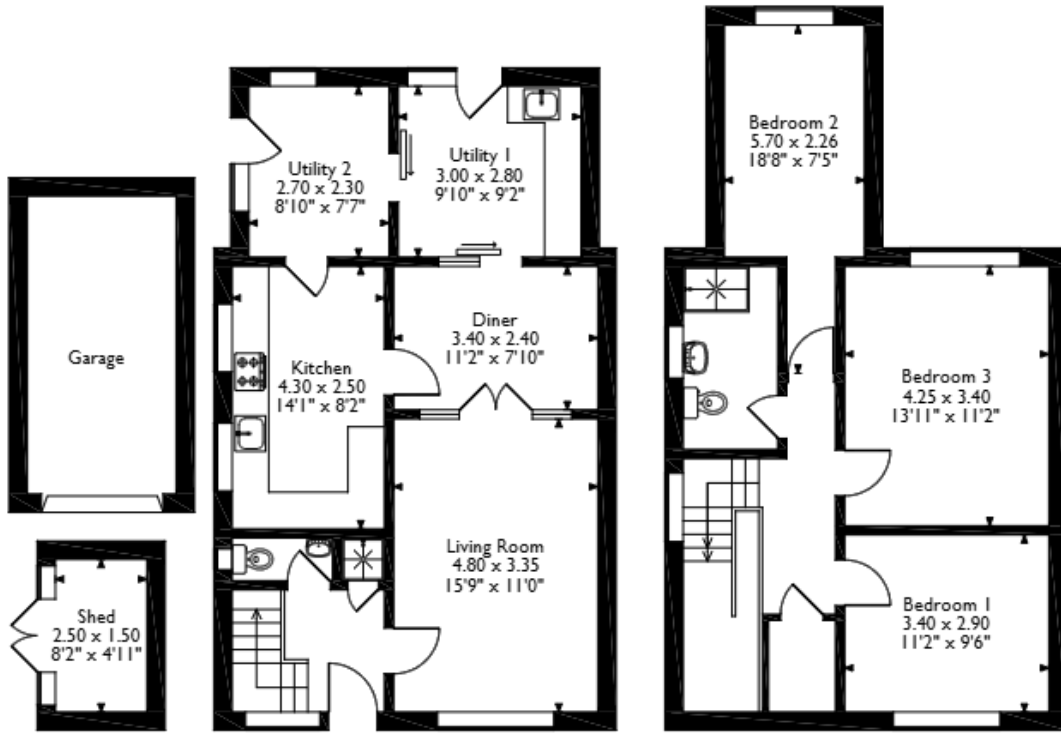
The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen, two utility rooms, and a WC on the ground floor. The first floor consists of three double bedrooms, and the family bathroom. Situated on a corner plot, the exterior boasts front, side, and rear gardens, mainly laid to lawn, perfect for enjoying the summer months.

Located in the popular coastal town of Southport, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport links can be found from Meols Cop train station, Southport Merseyrail station, a variety of local bus routes, and quick access to the M6.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Abrams Fold, Southport
 Approximate Gross Internal Area
 Main House = 113 Sq M/1216 Sq Ft
 Outbuilding = 4 Sq M/43 Sq Ft
 Total = 117 Sq M/1259 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 81 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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