



25 Ruddington Road, Southport, Merseyside PR8 6XD

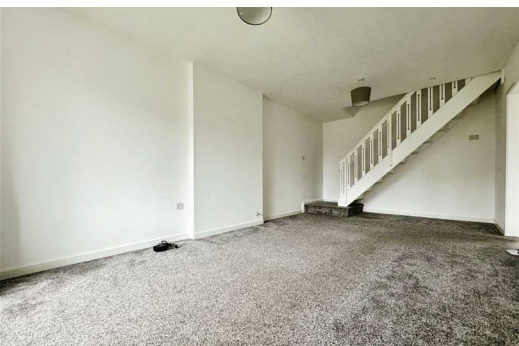
Offers Over £230,000

If you are looking for an ideal family home or looking to take your first steps onto the property ladder, this could be an ideal home for you!

Berkeley Shaw Real Estate is delighted to offer for sale this three-bedroom detached home located on Ruddington Road, Southport.

Set out across two floors, the accommodation briefly comprises; porch leading to a front living room, rear dining room with patio access to the rear garden, fitted kitchen and converted garage which is utilised as a study/sitting room. Upstairs we have three bedrooms, a modern bathroom and separate WC. Externally, the property boasts a front garden with driveway parking, garage and a private rear garden with patio area, laid to lawn & rear access to the garage. Further benefits to the property include no onward chain, gas central heating and double glazing.

This is an ideal home for a variety of buyers given the proximity to a wide range of amenities and good schools. Get in touch straight away to arrange a viewing!



Porch
UPVC door

Living room
Radiator, double glazed window & stairs to upper floor.

Dining room
Double glazed sliding door to garden & radiator.

Sitting room
Combi boiler, double glazed window & radiator.

Kitchen
Range of wall & base units, stainless steel sink with drainer, double glazed window, UPVC door to garden, gas hob, electric oven, extractor hood, tiled floor & tiled splash back.

Landing
Loft access & storage cupboard.

Master bedroom
Double glazed window, radiator & storage cupboard.

Bedroom 2
Double glazed window & radiator.

Bedroom 3
Double glazed window & radiator.

Bathroom
Basin, bath, shower unit, double glazed window, tiled floor & tiled walls.

WC
WC, radiator, tiled floor, tiled walls & double glazed window.

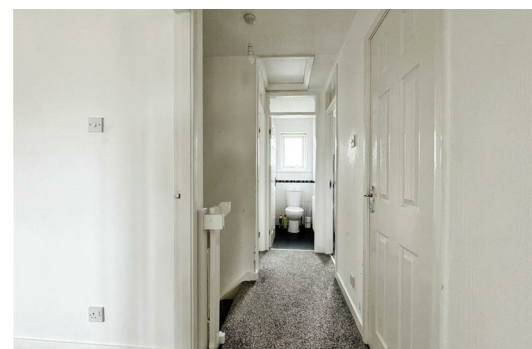
Externally
Front garden with block paved driveway. Rear garden with patio area, outbuilding & laid to lawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	71
England & Wales	EU Directive 2002/91/EC	

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms, etc. are only approximate and no responsibility is taken for any error. Prospective purchasers should verify all measurements and dimensions before purchase. The services, systems and appliances shown here are not tested and no guarantee is made as to their condition or efficiency. Made with Floorplan 10000



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