



£350,000
Subject to contract



Located on a tree lined street in a sought after residential area of central Southport, this double fronted, Victorian, detached house would benefit from a comprehensive programme of modernisation, though offers excellent potential.

The gas centrally heated accommodation is arranged across two floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Lounge, Dining Room, Kitchen and Shower Room to the ground floor with four Double Bedrooms, a Bathroom, a Shower Room and separate WC completing the first floor.

Outside, an extensive tarmac driveway provides off road parking for a number of vehicles to the front whilst the rear garden is a good size, arranged with paved patio, shaped lawns, ornamental ponds and well stocked, mature borders. There is also a Conservatory with Garden Room off, a Workshop and two Garden Stores.

Lethbridge Road links Forest Road with Scarisbrick New Road. There are local schools within the vicinity, together with King George V 6th Form College. Southport Town Centre is readily accessible.



LETHBRIDGE ROAD, SOUTHPORT PR8 6JA

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor:

Entrance Vestibule

Hall

Living Room - 5.05m into bay x 4.34m (16'7" x 14'3")

Lounge - 5.05m into bay x 4.39m (16'7" x 14'5")

Dining Room - 4.39m x 4.09m (14'5" x 13'5")

Kitchen - 3.23m x 3.05m (10'7" x 10'0")

Shower Room - 2.54m x 1.73m (8'4" x 5'8")

First Floor:

Landing

Bedroom 1 - 4.32m x 4.29m (14'2" x 14'1")

Bedroom 2 - 4.37m x 4.32m (14'4" x 14'2")

Bedroom 3 - 4.37m x 4.09m (14'4" x 13'5")

Bedroom 4 - 3.28m x 2.72m (10'9" x 8'11")

Bathroom - 2.11m x 1.78m (6'11" x 5'10")

Shower Room - 3.18m x 1.8m (10'5" x 5'11")

Separate WC - 2.11m x 0.94m (6'11" x 3'1")

Outside: An extensive tarmacadam driveway provides off road parking for a number of vehicles to the front, whilst the rear garden is a good size, arranged with paved patio, shaped lawns, ornamental ponds and well stocked, mature borders. There is also a Conservatory with Garden Room off, a Workshop and two Garden Stores.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (F).

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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