



48 Thirlmere Drive, Southport, PR8 3TY

£1,395 PCM

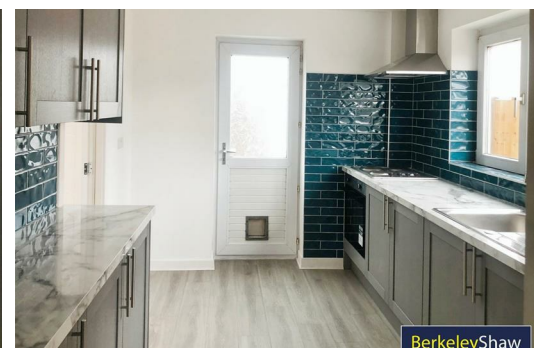
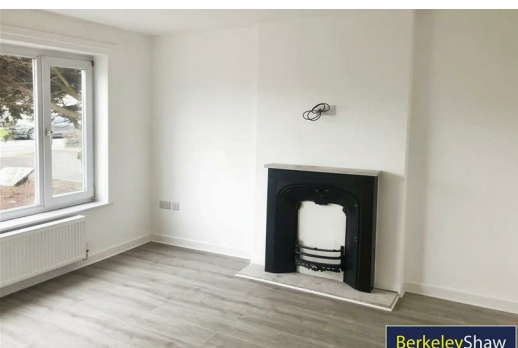
Nestled in the charming area of Thirlmere Drive, Southport, this beautifully refurbished detached house offers a perfect blend of modern living and comfort. Spanning an impressive 83 square meters, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The abundance of natural light, enhanced by double glazing throughout, creates a warm and welcoming atmosphere. The central heating ensures that the home remains cosy during the cooler months.

The property features a well-appointed bathroom, designed with both style and functionality in mind. The fully refurbished interiors showcase contemporary finishes, providing a fresh and modern aesthetic that is ready for you to move in and make your own.

Outside, the front and rear gardens offer delightful outdoor spaces for relaxation and recreation. The gardens are perfect for enjoying sunny days or hosting barbecues with friends. Additionally, the property provides ample parking for up to three vehicles, a valuable asset in this desirable location.

Deposit: £1600
Council Tax Band: D
Minimum Term: 12 Months



Front Exterior

Driveway to the front, lawn area

Hallway

Double Entrance Door, laminate flooring, boiler, plumbing for washing machine downstairs, staircase to the first floor with carpet

Lounge

Double glazed window, radiator, laminate flooring, feature fireplace

Dining Room

Double glazed sliding patio door, laminate flooring, radiator

Kitchen

Double glazed window and exterior door, kitchen comprises of a range of fitted base and wall units, tiled walls around surfaces, Stainless steel sink with mixer taps, integrated electric oven and hob, space and plumbing for dishwasher, laminate flooring

Landing

Double glazed window, lotch hatch, carpet

Bedroom 1

Double glazed window, radiator and carpet

Bedroom 2

Double glazed window, radiator and carpet

Bedroom 3

Double glazed window, radiator and carpet

Bathroom

2 x Double glazed window, fully tiled walls and flooring bathroom comprises of panelled bath with shower over and glass shower screen, low level w.c. sink, radiator.

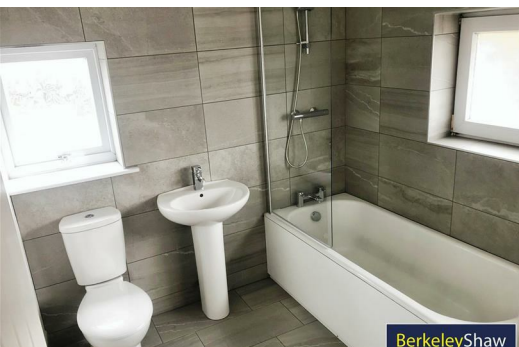
Rear Exterior

patio area, lawn and planted borders

Detached Single Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	



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