



BerkeleyShaw
REAL ESTATE

120 High Park Road, Southport, PR9 7BY

Offers Over £160,000

This two-bedroom semi-detached house is for sale in Southport, offering well-presented accommodation in good condition and suited to first-time buyers.

The ground floor features an open-plan reception room, providing a flexible living and dining space. The adjoining kitchen benefits from good natural light and direct access to the garden, making it practical for everyday use and entertaining. Upstairs are two double bedrooms and a family bathroom.

Externally, the property includes a garden and parking, adding useful outdoor space and convenience for residents and visitors. The council tax band is B.

The house is well located for nearby schools and local amenities. Southport's varied shops, supermarkets and services are within easy reach, along with a choice of cafés and restaurants in and around the town centre. The popular seafront, Marine Lake and surrounding parks provide opportunities for leisure, walking and outdoor activities.

Public transport links are accessible via Southport railway station, which offers regular services to Liverpool in around 45 minutes, as well as connections towards Wigan and Manchester via nearby interchange points. Local bus services operate across the town and to surrounding areas, providing further connectivity for commuters and families.

This two-bedroom semi-detached house represents a practical option for buyers seeking a home in Southport with open-plan living, garden and parking, close to schools and everyday amenities.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(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		
EU Directive 2002/91/EC			
England & Wales			

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		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR
350 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors.
Information is not intended to be relied upon for any purpose other than for general guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency.
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