



BerkeleyShaw
REAL ESTATE

Lancaster Gardens Lancaster Road, Southport, PR8 2LF

Offers Over £250,000

This immaculate three-bedroom ground floor flat is offered ****for sale**** in a sought-after residential area of Southport. Situated just off Lancaster Road, the property benefits from convenient access to local amenities, nearby Victoria Park and Southport's wider facilities.

The accommodation includes an open-plan reception room with large windows providing a pleasant garden view and access to a balcony. The hallway then continues into a well-appointed kitchen, which features good natural light and a dedicated breakfast area.

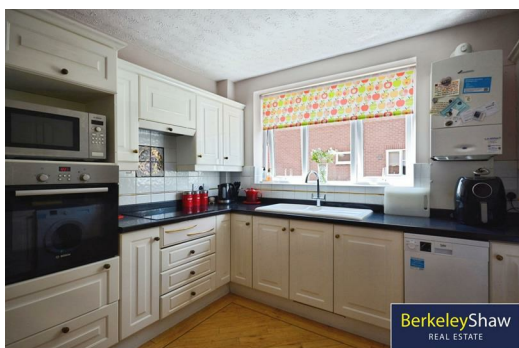
There are three bedrooms in total: a master bedroom with en-suite shower room, a further double bedroom and a single bedroom, all served in addition by a separate family bathroom. The flat also benefits from a single garage, providing secure parking or additional storage.

Southport town centre, with its shops, cafés and restaurants along Lord Street, is within easy reach by car or public transport. Nearby parks such as Hesketh Park and the Marine Lake area offer green space, walking routes and leisure activities.

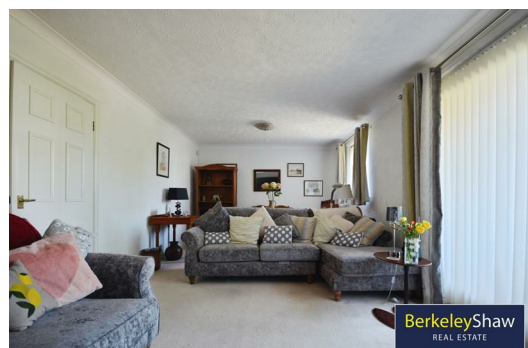
Public transport connections are strong, with Southport railway station providing regular services to Liverpool in around 45 minutes, as well as connections towards Manchester via connecting services. Local bus routes



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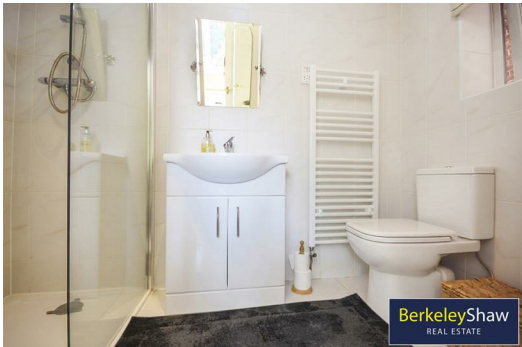
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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		

GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA - 811 sq.ft. (75.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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