



BerkeleyShaw
REAL ESTATE

3 Crescent Road, Southport, PR8 4SR

£135,000

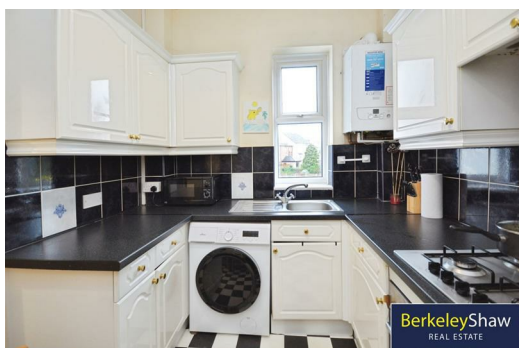
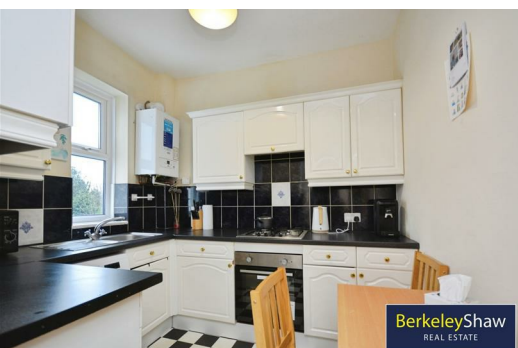
Berkeley Shaw Real Estate present for sale: a neutrally decorated two-bedroom first floor duplex flat in Birkdale, well located for public transport links and local amenities.

Set over two levels, the property offers a separate reception room with large windows and a pleasant garden view, creating a bright and comfortable living space. The kitchen benefits from good natural light and provides ample dining space, making it suitable for everyday meals and informal entertaining. One bedroom is located on this level. The mezzanine level offers a family bathroom and the next double bedroom which includes built-in wardrobes, offering practical storage.

The flat is situated within easy reach of Birkdale, providing a range of shops, cafés and restaurants. Nearby green spaces such as Hesketh Park and the Marine Lake area provide opportunities for leisure and recreation.

Public transport is a key advantage, with Southport railway station offering regular services to Liverpool in around 45 minutes, as well as connections towards Wigan and Manchester via interchange. Local bus routes provide further links across the town and surrounding areas.

With an EPC rating of E, this first floor duplex flat will be of particular interest to first-time buyers seeking a well-located home in Southport with convenient access to amenities and transport.



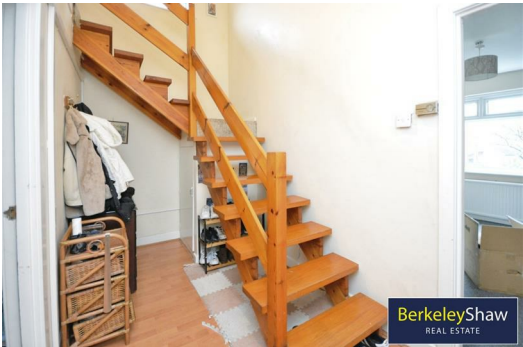
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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		



TOTAL FLOOR AREA: 693 sq ft. (64.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of floors, elevations, areas and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agency, its agents and its employees shall not be held responsible for any errors or omissions. Made with Metaphor 12/2018



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