



## 7 Malham Close, PR8 6UP

### Offers Over £375,000

This detached 4-bedroom property in Southport is offered **\*\*for sale\*\***, providing well-planned accommodation suitable for families.

The ground floor features three reception rooms. The main reception includes a fireplace, creating a comfortable living area. A second reception room enjoys a garden view with direct access to the garden, offering a pleasant space for relaxation or family use. A third reception room benefits from separate access and is suitable as a home office or study. The kitchen receives natural light, forming a practical hub for daily routines. A downstairs WC adds convenience on the ground floor.

On the first floor there are four bedrooms, comprising two double bedrooms and two single bedrooms, together with a first-floor bathroom. The layout supports family living, with flexibility for children's rooms, guest spaces, or additional office use.

Outside, the garden provides useful outdoor space for play, planting or seating areas. The property holds an EPC rating of D and falls within Council Tax Band D.

Located in a sought-after residential area of Southport, the property is well placed for nearby schools, making it attractive for families seeking access to local education. Green spaces are within easy reach, with Southport's parks and coastal attractions offering opportunities for walking and recreation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1136 sq ft (105.8 sq m) approx.

All floor areas have been made to include the area of all the Berkeleyshaw real estate, measurements of these areas, areas and any other areas not included and the responsibility is held by the person who has provided the information. The ground floor includes the area of all the ground floor areas and any other areas not included. The ground floor area is not to be used as a basis for any other calculations. The ground floor area is not to be used as a basis for any other calculations. The ground floor area is not to be used as a basis for any other calculations. The ground floor area is not to be used as a basis for any other calculations.



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