





## 63 Southport Road, Liverpool, L23 4TH

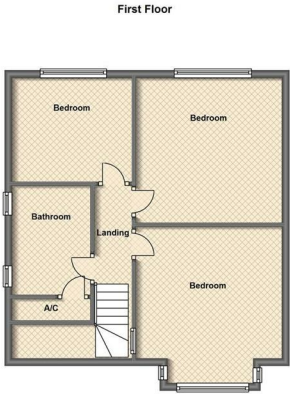
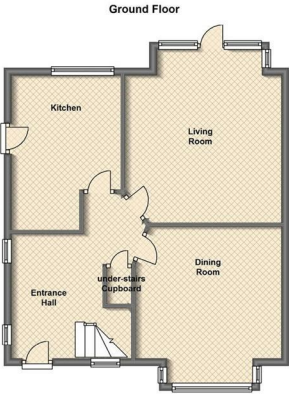
£239,950

An opportunity to acquire a delightful semi detached property with views over green belt land conveniently located for local schools, local shopping and transport links. This well proportioned accommodation which benefits from central heating and part double glazing comprises of entrance hall, two reception rooms, and kitchen/Breakfast Room to the ground floor. To the first floor there are three bedrooms and family bathroom. There are good sized gardens to the front and rear with a driveway providing off road parking and access to garage.

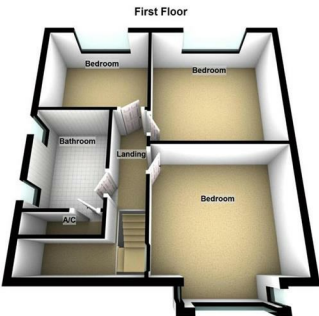
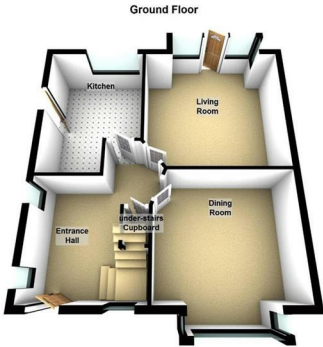


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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			77
(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	



The plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using The Mobile Agent.



The plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

