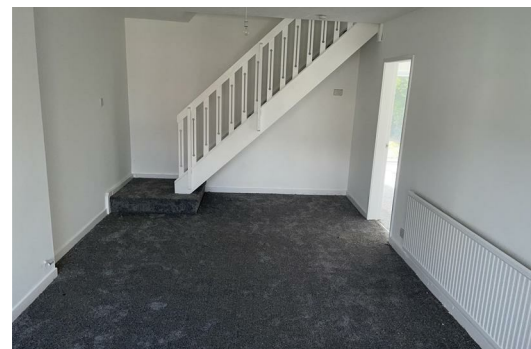




25 Ruddington Road, Southport, Merseyside PR8 6XD
£895 PCM

AMAZING FAMILY HOME - Berkeley Shaw are pleased to offer this fabulous three bedroom detached property for rent in Southport , Offered on an unfurnished basis this property has been newly decorated with brand new carpets throughout. Briefly comprising of front lounge, rear lounge with patio access to well maintained garden, modern spacious kitchen with dining space and plenty of unit storage. Upstairs we have three bedrooms, a modern bathroom and separate extra WC. There is off road parking and and a garage. This lovely family home is close to all local amenities and great schools.

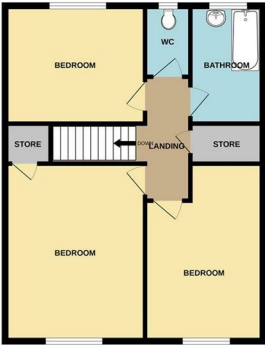
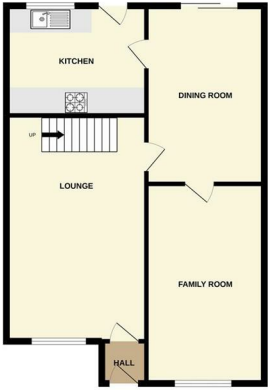


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	71
England & Wales EU Directive 2002/91/EC		

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		

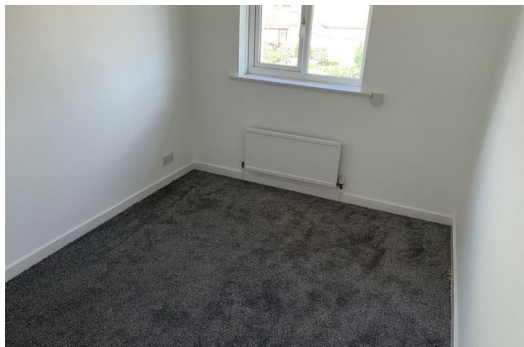
GROUND FLOOR

1ST FLOOR



We have made every effort to ensure the accuracy of the figures contained here. Measurements of plots, windows, rooms and any other items 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency and for plans.

Plans not to scale.



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