

105 Blowick Moss Lane, Southport, PR8 5QB

Offers Over £280,000

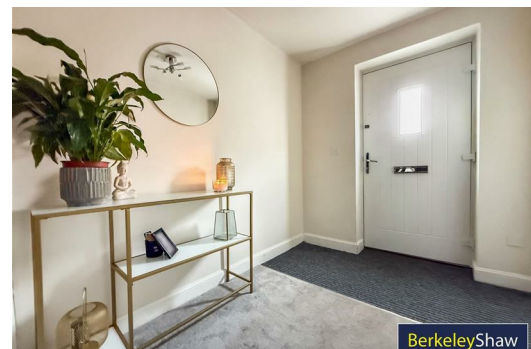
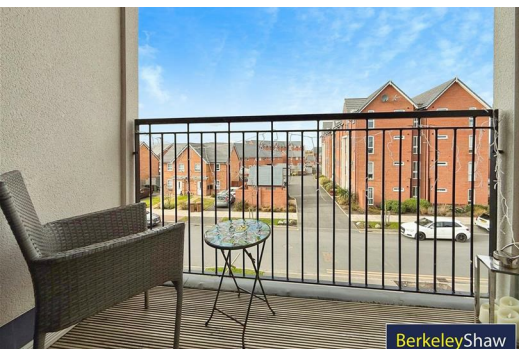
This nearly new end terrace house, built in 2020 has 5 years remaining on its NHBC offering buyers peace of mind for the future. Located in a sought after area with local shops, restaurant's, excellent schools/colleges and hospital close by it will appeal to families requiring easy access to amenities.

With five bedrooms (three doubles and two singles) with bespoke fitted wardrobes, set over 3 floors, this property provides ample space to grow and thrive.

The three bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The practical integral garage adds convenience, while the parking spaces for up to two vehicles makes this home particularly appealing for those with multiple cars.

The good-sized garden is a delightful feature, offering a private & safe outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Situated on a quiet street, this property provides a peaceful retreat from the hustle and bustle of everyday life. Within the development is a new children's play park to meet friends and run off some of that boundless energy.

This home is not just a place to live; it is a sanctuary that combines modern amenities close by and thoughtful design in a prime location,



Hall

6'6" x 25'1" (2.0 x 7.67)

Garage

10'1" x 17'8" (3.09 x 5.41)

Kitchen/Diner

10'1" x 16'2" (3.09 x 4.94)

With a range of base and high level fitted units, patio doors to sunny rear garden. Integrated appliances and space for all the family to dine together.

Downstairs WC

6'6",0'0" x 6'7" (2.00 x 2.02)

Handy downstairs WC to save taking the stairs

Lounge

16'8" x 17'7" (5.09 x 5.36)

Juliet balcony to the front aspect, decorative wood panelling.

Bedroom 1

9'6" x 13'6" (2.90 x 4.14)

With balcony to the front aspect and en-suite shower room. Decorative wood panelling and fitted carpet.

En-Suite

9'6" x 4'6" (2.90 x 1.39)

Cubicle shower, sink and WC, chrome heated towel rail.

Bedroom 2

9'6" x 10'9" (2.90 x 3.28)

DOUBLE

Bedroom 3

9'6" x 14'1" (2.92 x 4.31)

DOUBLE

Family Bathroom

7'1" x 8'9" (2.17 x 2.68)

Bedroom 4

7'1" x 8'8" (2.17 x 2.66)

SINGLE

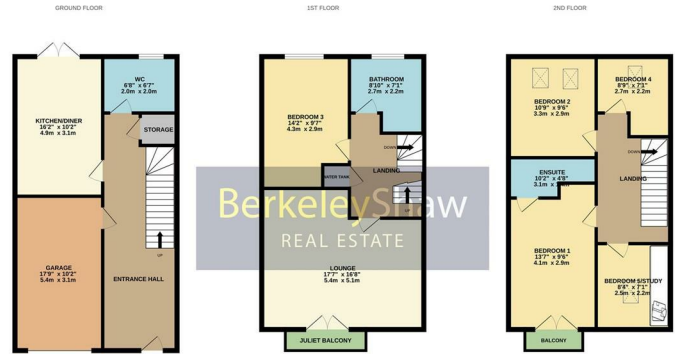
Bedroom 5/Study

7'1" x 8'3" (2.17 x 2.54)

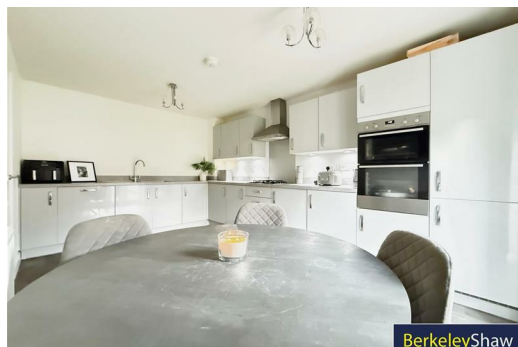
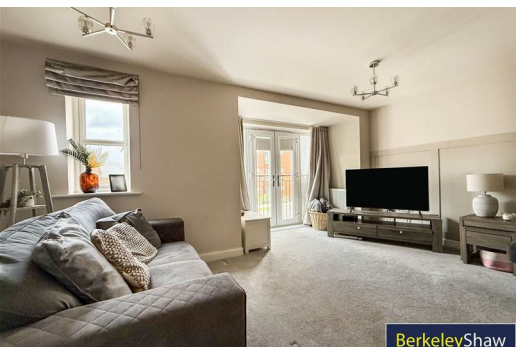
SINGLE with fitted wardrobes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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		



While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or efficiency at the time of sale.



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