



**BerkeleyShaw**

## 65 Cheltenham Way, Southport, Merseyside PR8 5NS

### Offers In The Region Of £160,000

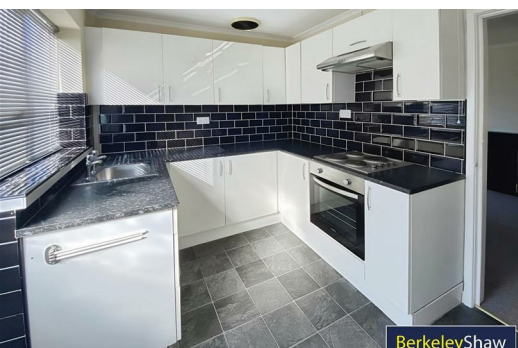
**INVESTMENT OPPORTUNITY** Berkeley Shaw are delighted to bring to the market this well-presented spacious bungalow situated in a popular and well established residential area, only 0.2 miles from Southport District General Hospital with sitting tenants.

This bungalow boasts a spacious layout with an entrance hallway, living room, fitted kitchen, two DOUBLE bedrooms, and a shower room providing ample space for you to relax and unwind. There is gas central heating throughout the property and double glazing.

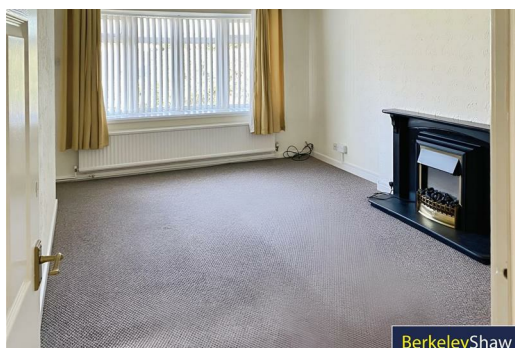
Externally, one of the standout features of this property is the garage and parking space, ensuring that you never have to worry about finding a parking spot after a long day out. In addition, this home boasts a well kept rear garden with a decking area and a sun catching front garden.

Situated in a popular location close to the picturesque Southport seaside town, you'll have easy access to all the amenities and attractions this vibrant area has to offer. Whether you fancy a leisurely stroll to the nearby shops or a relaxing day by the seaside, this property provides the ideal base for you to enjoy the best of Southport.

Don't miss out on this fantastic opportunity to own a property in such a sought-after area. Contact us today to arrange a viewing and take the first step towards making this wonderful apartment your own.



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**Entrance Hall**  
3'4" x 4'11" (1.04 x 1.51)

**Lounge**  
10'4" x 18'0" (3.16 x 5.49)

Double glazed windows, radiator, fireplace and surround, Carpet

**Kitchen Diner**  
7'6" x 12'6" (2.31 x 3.83)

Double glazed window, kitchen comprises of a range of fitted base and wall units with integrated oven and hob, radiator

**Bedroom 1**  
9'6" x 12'1" (2.90 x 3.7)  
Double glazed window, carpet and radiator

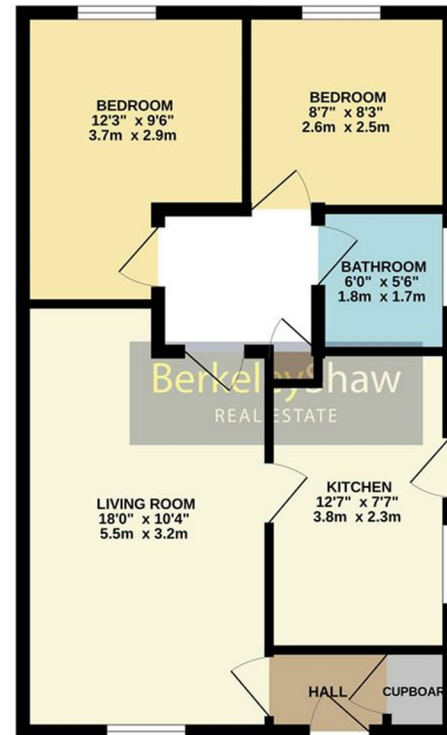
**Bedroom 2**  
8'6" x 8'3" (2.6 x 2.52)  
Double glazed window, carpet and radiator

**Shower Room**  
5'6" x 5'11" (1.68 x 1.82)  
Double glazed window, tiled floor, walk in shower cubical, vanity sink unit, low level w.c.

**Rear Garden**  
Laid lawn and mature borders

**Single Garage**  
Up and over door

GROUND FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
Made with Measure 02/05

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	70	
(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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