



## 28 Harbury Avenue, Southport, PR8 2TA

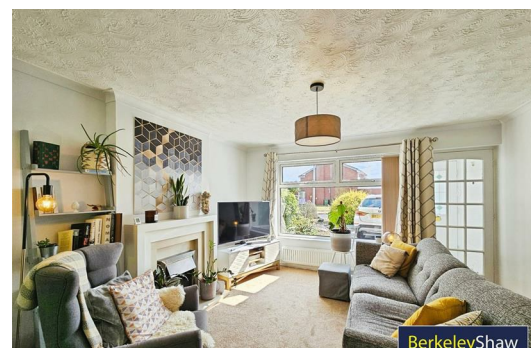
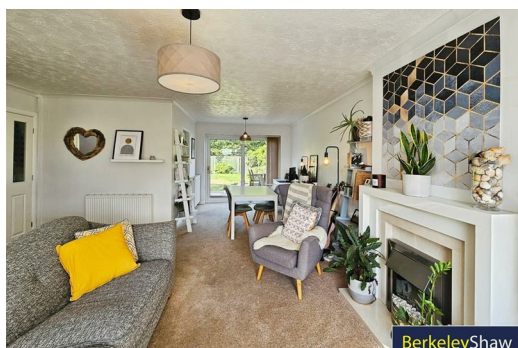
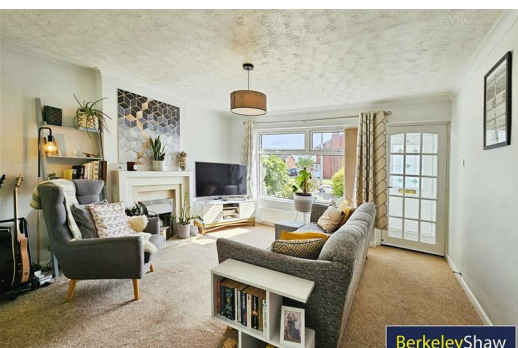
### Offers In Excess Of £300,000

Berkeley Shaw are delighted to present an exquisite detached house, prominently placed on the market for sale. The house offers an elegant blend of comfort and convenience, promising a lifestyle of tranquillity and relaxation. Adding to the allure of this property is the exclusive garden access to the Ainsdale Sand Dunes Nature Reserve. This presents a unique opportunity to enjoy nature at your doorstep, enhancing the appeal for those with an affinity for the outdoors.

This distinguished residence comprises of an entrance porch, a through living area, a well-equipped kitchen, a utility area with downstairs WC and a garage. To the first floor, there are three spacious bedrooms and a family bathroom with separate shower cubicle.

The heart of the home, the kitchen, is bathed in copious amounts of natural light, creating a bright and inviting space for all your culinary adventures. Whether you're a novice cook or a seasoned chef, this kitchen provides the perfect canvas to create and enjoy meals.

The living area is a highlight, featuring a charming fireplace that adds a touch of warmth and homeliness to the home. Through to the dining area, this also boasts a beautiful garden view and direct access to the garden, providing a seamless indoor-outdoor living experience.





Entrance Porch

Lounge  
20'11" x 14'1" (6.4 x 4.3)

Dining Area  
9'2" x 8'6" (2.8 x 2.6)

Kitchen  
11'9" x 8'6" (3.6 x 2.6)

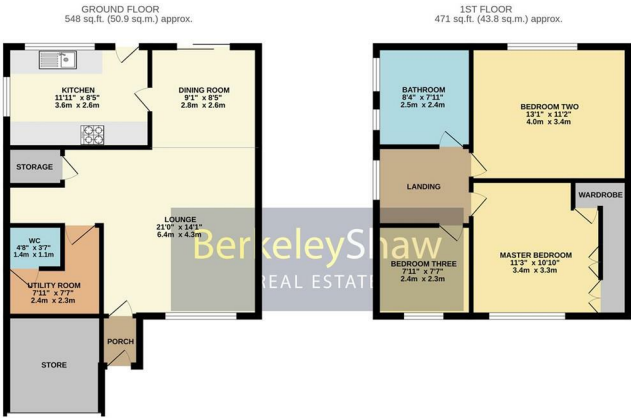
Utility Area  
7'10" x 7'6" (2.4 x 2.3)

Master Bedroom  
11'1" x 10'9" (3.4 x 3.3)

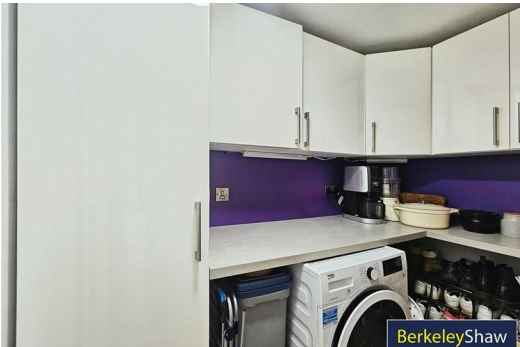
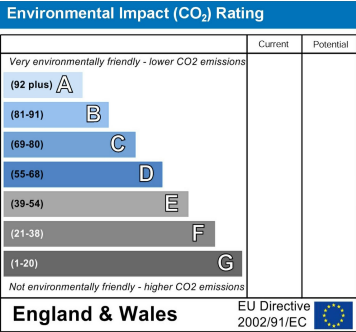
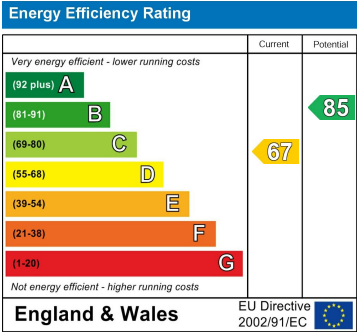
Bedroom  
13'1" x 11'1" (4.0 x 3.4)

Bedroom  
7'10" x 7'6" (2.4 x 2.3)

Bathroom  
8'2" x 7'10" (2.5 x 2.4)



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, rooms and any other part are approximate and no responsibility is taken for any errors, omission or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, current and appropriate floor plan has not been tested and no guarantee is given to the accuracy of the floor plan.  
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