

**For Sale**

**Moreland Drive, PR8 6QS**



**£195,000 - Available**

**3 bedroom Semi-Detached**

- ✓ **Three Bedroom Semi Detached**
- ✓ **Spacious Front Reception Lounge**
- ✓ **Enclosed Rear Garden**
- ✓ **Well Maintained**
- ✓ **Three Good Size Bedrooms**
- ✓ **Modern Fitted Dining Kitchen**
- ✓ **Viewing Highly Recommended**
- ✓ **EPC Band Rating - 'C'**



## Description

Bailey Estates is delighted to present for sale this beautifully maintained, modern three-bedroom semi-detached family home, ideally situated in a quiet and sought-after cul-de-sac just off Pilkington Road, Southport.

This attractive and well-appointed property offers spacious and comfortable living across two floors. On the ground floor, you'll find an enclosed front storm porch leading to a welcoming entrance hallway with a convenient separate cloakroom/WC. The spacious front lounge provides a bright and relaxing living area, while to the rear, a generously sized modern fitted dining kitchen boasts ample storage and integrated appliances, complemented by uPVC glazed French doors opening onto the rear garden, perfect for indoor-outdoor living and entertaining.

The first floor is accessed via a central landing and comprises three well-proportioned bedrooms, ideal for families, guests, or home office use, and a modern family bathroom complete with a three-piece suite and shower over the bath.

Externally, the property features a low-maintenance front garden with decorative stonework and a flagged pathway with separate car park space. To the rear, a good-sized, fully enclosed, garden with a sunny aspect offers excellent outdoor space for children and pets, featuring a lawned area, paved patio, and high-panelled fencing for an added element of privacy and security within.

For more information or to arrange a viewing, please contact the Bailey Estates sales office on 01704 564163.

## Location

Leave Bailey Estates and head South on Liverpool Road until you arrive at the main set of traffic lights. Turn left at the traffic lights onto Eastbourne Road. Travel the full length of Eastbourne Road until you arrive at Ash Street. At the second main set of traffic lights, turn right onto Scarisbrick New Road. Travel along Scarisbrick New Road, taking your third left turning into Pilkington Road. Drive down Pilkington and turn right into Moreland Drive.

## Ground Floor

**Entrance Hallway - 4' 11" x 3' 4" (1.51m x 1.04m)**

**Cloak/WC - 6' 9" x 3' 3" (2.08m x 1m)**

**Front Reception Lounge - 16' 3" x 14' 10" (4.97m x 4.53m)**

**Dining Kitchen - 14' 11" x 10' 0" (4.56m x 3.05m)**



## First Floor

**Landing - 8' 4" x 5' 5" (2.56m x 1.66m)**

**Front Bedroom - 14' 10" x 11' 2" (4.53m x 3.41m)**

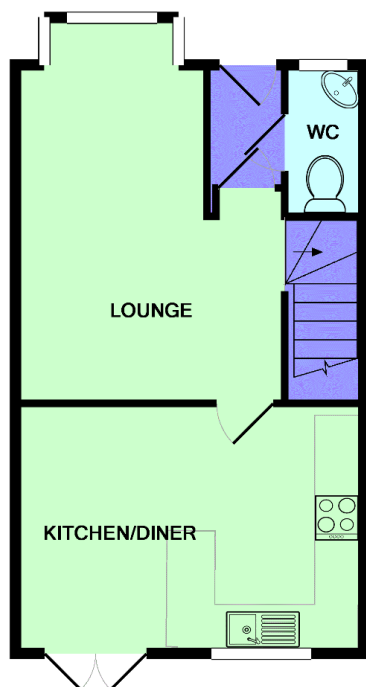
**Rear Bedroom - 8' 0" x 6' 3" (2.46m x 1.92m)**

**Rear Bedroom - 9' 10" x 8' 3" (3m x 2.53m)**

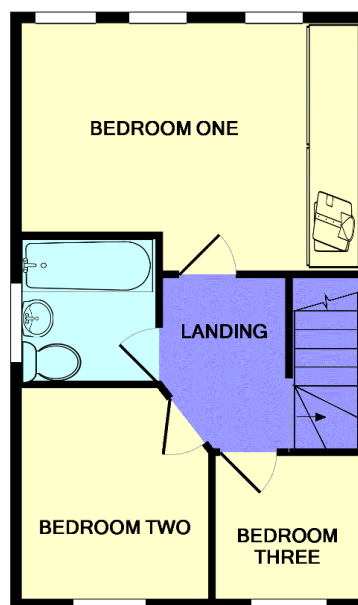
**Family Bathroom - 6' 3" x 6' 3" (1.92m x 1.92m)**



## Floorplans



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Tenure Leasehold 150 years from 1st November 2011 to 31st October 2061 at £244.03 ground rent per annum

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.