



10 Brocklebank Road

Southport, PR9 9LP

£880,000

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Southport, PR9 9LP

£880,000



TOTAL: 363 m2

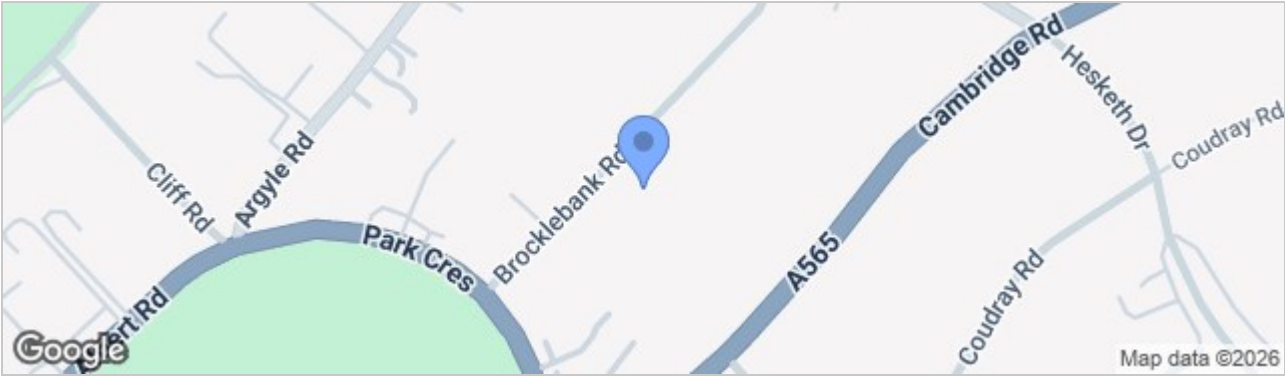
Ground floor: 186 m2, 1st floor: 124 m2, 2nd floor: 53 m2

EXCLUDED AREAS: BAY WINDOW: 2 m2, FIREPLACE: 1 m2, STAIRWELL: 2 m2,
OPEN TO BELOW: 0 m2, WALLS: 27 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



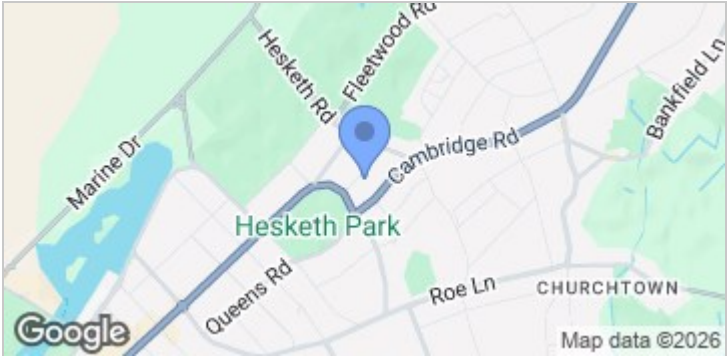
Road Map



Hybrid Map



Terrain Map



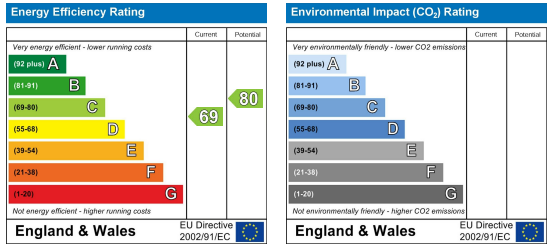
- **PRESTIGIOUS TREE-LINED BROCKLEBANK ROAD ADDRESS**
- **STUNNING OPEN-PLAN KITCHEN, DINING & FAMILY HUB**
- **ELEGANT RECEPTION ROOMS PERFECT FOR ENTERTAINING**
- **FIVE FLEXIBLE BEDROOMS INCLUDING THREE EN-SUITES**
- **LANDSCAPED SOUTH-EAST FACING GARDEN WITH ENTERTAINING & OUTDOOR BAR**
- **HOME GYM, GARDEN OFFICE & GATED OFF-ROAD PARKING**
- **C. 4000 SQ FT LIVING SPACE**
- **[HTTPS://WWW.RIGHTMOVE.CO.UK/STAMP-DUTY-CALCULATOR](https://www.rightmove.co.uk/stamp-duty-calculator)**

Viewing

Please contact our Formby Office on 01704827402 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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