



Melling road, Southport, PR9



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**£159,950**

- No Onward Chain
- Recently Refurbished
- First Floor Flat
- Quiet Residential Street
- Large Living Room
- Modern Kitchen
- Leasehold
- EPC rating D



A beautiful, newly renovated 2-bedroom flat. Top floor of a gorgeous period property, which includes original stained-glass window and coving. Situated on a quiet tree lined street and within excellent proximity to all local amenities; this property must be viewed to be appreciated.

Entering the apartment around the side of the property and via its own front door. The internal stairs and landing area is made bright by attractive high ceilings and large stained-glass window. Accommodation is generously sized throughout and comprises a living room with large bay window, kitchen, modern family bathroom and 2 bedrooms.

Positioned in a quiet residential street, located only a short distance from both Southport town Centre and Churchtown village. You have all amenities right on your doorstep, including the beautiful Hesketh Park or Botanical Gardens.

## Front Door & Entrance

Entering via the side of the property by a small staircase and UPVC front door. Straight into the flat and greeted by a beautiful original stained-glass window and making an excellent feature.

## Landing

High ceilings with original coving and architrave. Access into a large original loft room with its own window to the side aspect. This room leads into a large loft area and therefore has excellent potential to convert (subject to gaining necessary permissions.).

## Living Room 4.04m x 5.27m (13'4" x 17'4")

Large bay window to the front aspect and flooding the room with natural light. Chimney breast wall with attractive fireplace.

## Kitchen 3.56m x 3.21m (11'8" x 10'6")

Window to rear aspect. Modern fitted kitchen with a range of units and integrated appliances including oven, hob and extractor over. Further space and plumbing for all other appliances. Ceiling spotlights.

## Bedroom One 3.59m x 4.21m (11'10" x 13'10")

A generous sized master bedroom with window the rear aspect.

## Bedroom Two 3.65m x 3.24m (12'0" x 10'7")

Generous sized 2nd bedroom with windows to the front and side aspect and creating plenty of natural light.

## Family Bathroom 2.28m x 2.68m (7'6" x 8'10")

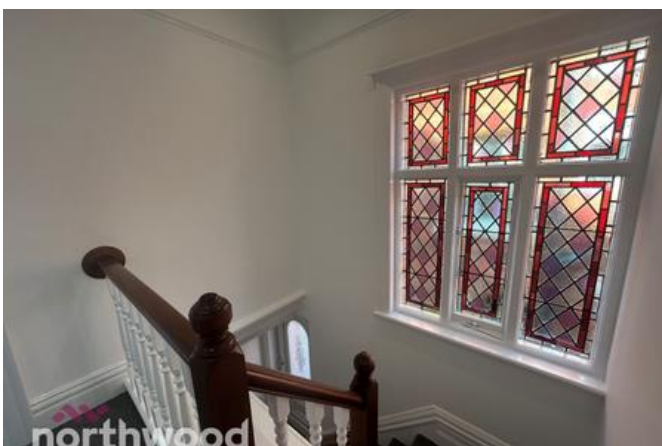
Windows to side aspect. Large family bathroom with modern suite comprising of WC, sink basin and walk in glass shower cubicle.

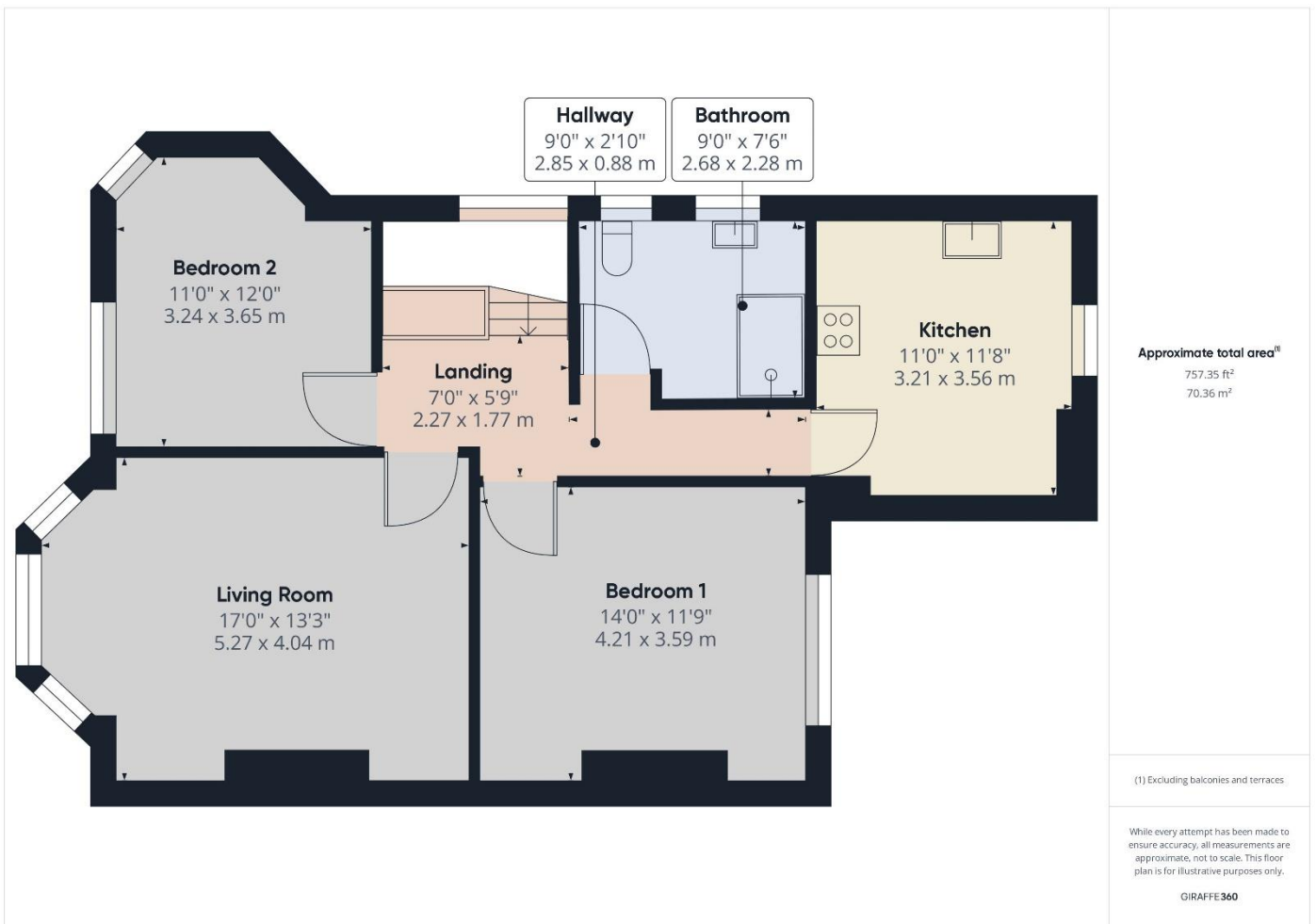
## External

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## Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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