



Avondale Road, Southport, PR9



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£110,000

- NO ONWARD CHAIN
- Modern Kitchen & Living Room
- 1 Double Bedroom
- Sought After Location
- FULLY RENOVATED
- Off Road Parking
- Leasehold
- EPC rating C



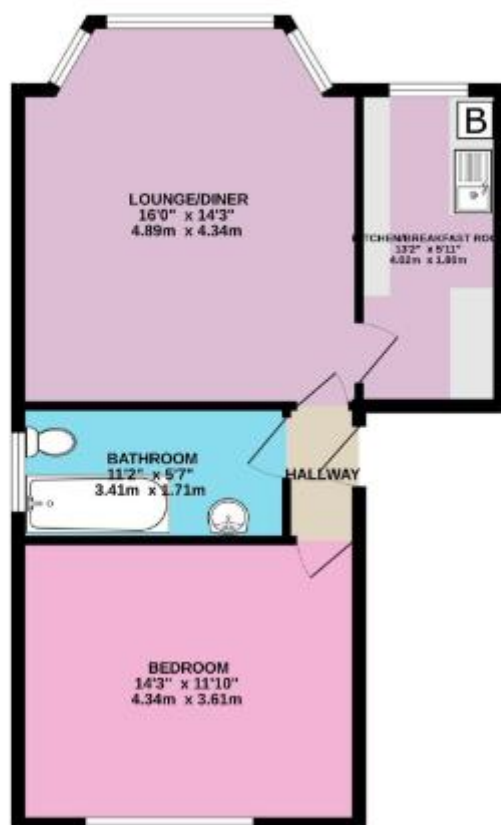
This newly renovated 1 bedroom flat is situated on the first floor of a beautiful period property and is currently listed for sale with NO ONWARD CHAIN. The flat offers a unique blend of traditional charm and modern comfort, making it an ideal purchase for first-time buyers, those looking to downsize or investors alike.

The property boasts a living room, kitchen, 1 bedroom and a modern family bathroom. The reception room exudes a warm and welcoming atmosphere, offering ample space for relaxation and socialising whilst the kitchen is well-appointed with modern fixtures and integrated appliances providing the perfect setting for home-cooked meals. The bedroom is a cosy retreat, promising peaceful sleep, and the shower room has been recently re-fitted to a high standard.

One of the standout features of this property is the availability of parking which is provided by a well maintained paved front driveway, a rarity in such a prime location. The property is situated in the heart of Southport Town Centre, providing easy access to public transport links and all the amenities on offer such as the promenade and the marine lake. This location the perfect blend of urban living and tranquillity, with the hustle and bustle of the town on one side and the tranquillity of the waterfront and promenade on the other.



GROUND FLOOR
541 sq. ft. (50.3 sq.m.) approx.



Communal Entrance

Entering via double doors into a communal hallway with stairs to the first floor and apartment entrance.

Apartment Entrance

Door into apartment. Tastefully and neutrally decorated entrance hall with doors to all rooms.

Living Room

The reception room exudes a warm and welcoming atmosphere enhanced by a large bay window to the front aspect that floods the space with natural light.

Kitchen

The kitchen has recently been re-fitted and is well-appointed with modern fixtures and fittings and a full range of integrated appliances such as oven, induction hob and fridge/freezer. Whilst plumbing and space is available for a washing machine.

Bedroom

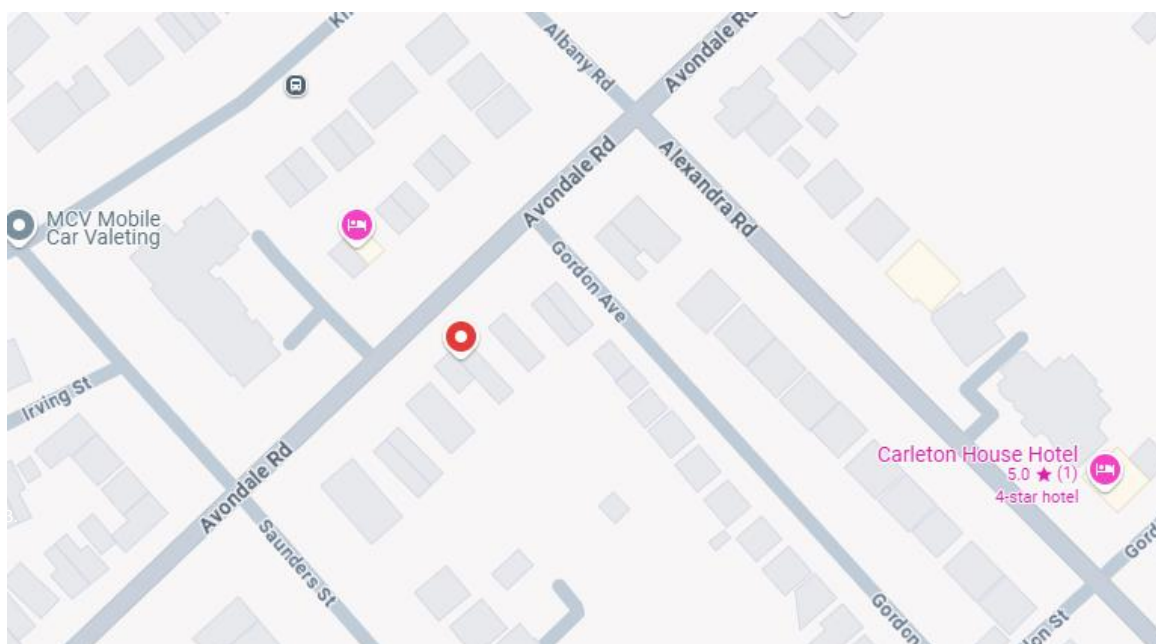
The bedroom is at the rear of the apartment promising a peaceful retreat.

Shower Room

The shower room has been recently re-fitted to a high standard briefly comprising a walk in glass shower, WC and sink in vanity unit.

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. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property 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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		