



Hart Street, Southport, PR8



## Offers in the Region of £220,000

- Beautiful Duplex Apartment
- 1764 sq. ft of Living Space
- Renovated & Upgraded to a High Standard Throughout
- New Boiler & Electrics Throughout
- 4 Double Bedrooms
- Sunroom & Balcony
- Solar Panels & Double Glazing
- Leasehold
- EPC rating A





NORTHWOOD is delighted to present this unique, spacious and airy duplex apartment. Spread over two floors and tastefully decorated to a high standard throughout. This property benefits from its own private entrance and would suit a variety of buyers.

Accommodation on the MAIN FLOOR comprises two double bedrooms and 1 family bathroom, lounge and modern kitchen-diner and sunroom with sweet balcony off the master bedroom. The kitchen is finished with a breakfast bar, Belfast sink and has triple aspect windows flooding the whole space with natural light. The sunroom is positioned off the master bedroom with sweet balcony enjoying a west facing position.

The 2ND FLOOR boasts two further double bedrooms, utility room and modern shower room, featuring three sky lights that fill the whole area with natural light. This space lends itself to be used as a separate living area for Air B&B or ideal extra space for family living.

OUTSIDE: Garage with secure up and over door. spacious front garden with large decking area and ample parking for multiple cars.

MOVE-IN-READY this unique one of a kind 1960's property has recently been renovated and refurbished to a high standard. Current vendors have added Solar panels to the property which help to achieve an excellent A energy efficient rating and come included with the sale of the property.

### Additional Information

Council tax band B

EPC A rating

LOW ENERGY RUNNING COSTS

LEASEHOLD

NO GROUND RENT OR SERVICE CHARGE

### 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.







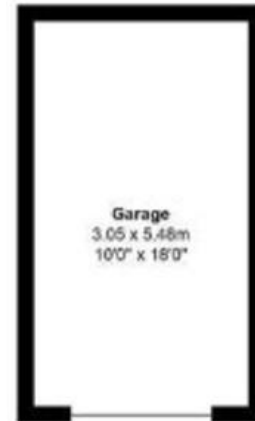
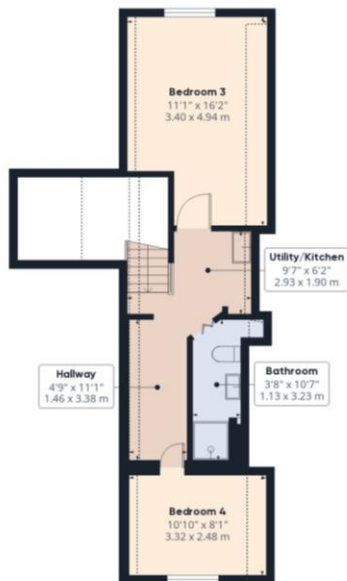


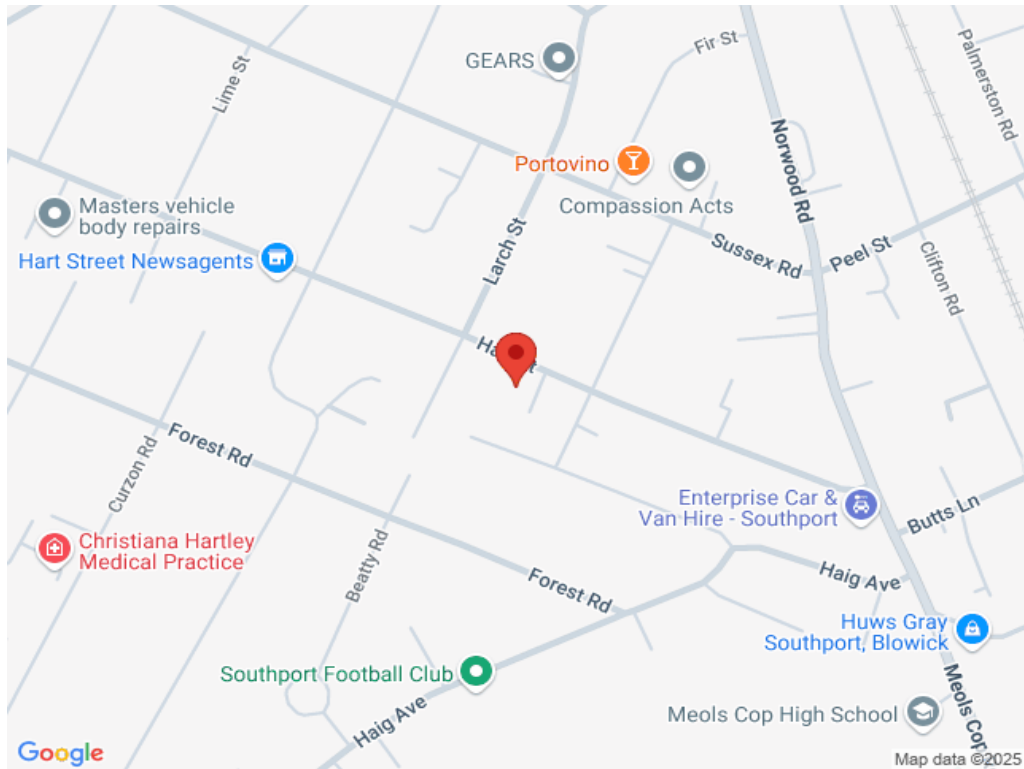


Floor 0



Floor 1





Score	Energy rating	Current	Potential
92+	<b>A</b>	94 A	97 A
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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