



Ashley Road, Southport, PR9



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£135,000

- NO ONWARD CHAIN
- End-of-Terrace Property
- Living Room & Modern Kitchen
- Two Bedrooms
- Scope for Cosmetic Updating
- Low-maintenance Outdoor Space
- Freehold
- EPC rating E



Northwood are pleased to bring to market a Two Bedroom semi-detached house located in the heart of Southport Centre.

Offered for sale with no onward chain, this end-of-terrace two-bedroom home presents an excellent opportunity for first-time buyers, investors, or those looking for a low-maintenance property in a convenient location.

The accommodation briefly comprises a reception room, separate kitchen, two bedrooms, and a bathroom, arranged over two floors. The property has been rented in recent years, and the photographs reflect its use as a rental; the tenant is due to vacate, allowing the property to be sold with vacant possession.

Externally, the property benefits from its end-of-terrace position, providing a greater sense of privacy, along with a small enclosed outdoor area to the side/rear, ideal for low-maintenance outdoor space.

Conveniently located within easy reach of Southport Town Centre, the property benefits from excellent access to a wide range of shops, cafes, restaurants and local amenities. Transport links are close at hand, with nearby bus routes and rail connections providing easy commuting and travel throughout the area, making this an ideal location for both owner-occupiers and tenants alike.

This home offers scope for cosmetic updating, allowing buyers to personalise or enhance to their own taste, while also representing a solid investment opportunity with strong rental appeal.

Early viewing is recommended to appreciate the potential on offer.

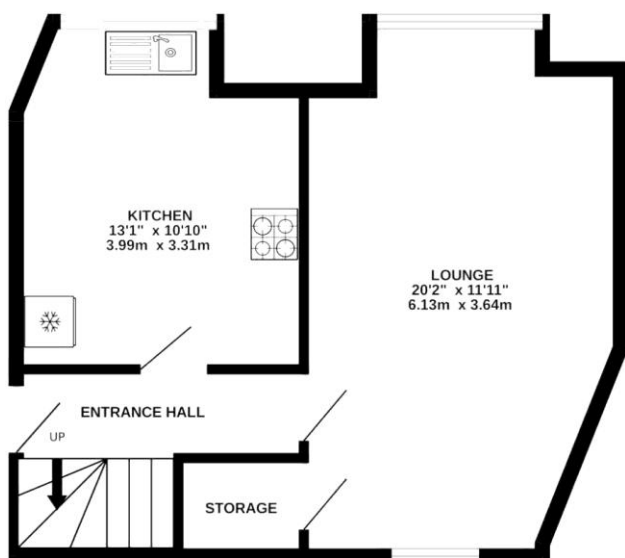
Disclaimer

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.

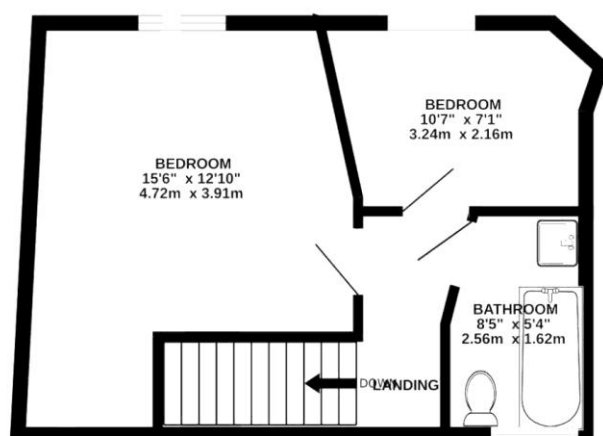




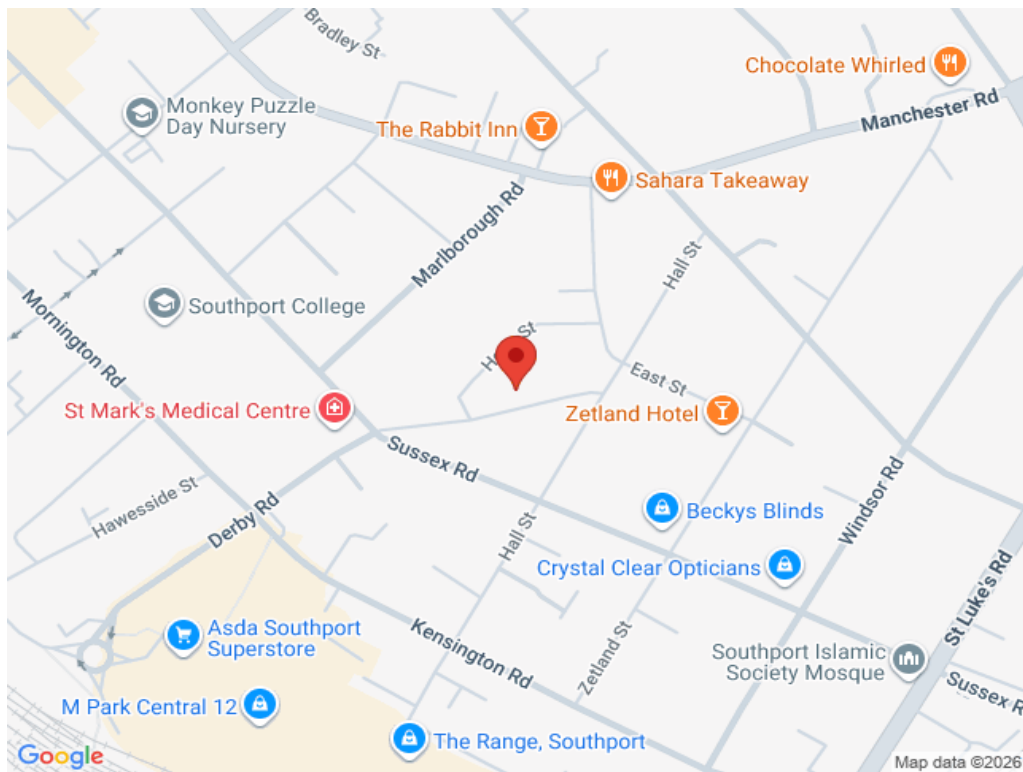
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA 749 sq.ft. (69.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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