

On the instructions of Onward

Homes



FOR SALE

Guide Price: £187,500 (No VAT)

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## 98 Duke Street, Southport PR8 5DE



- Detached, double-fronted period property providing spacious and adaptable accommodation.
- Most recently used as a HMO for vulnerable adults – continuous use since 1988.
- Prominent and well-connected Southport location close to town centre and amenities.
- Flexible layout suited to continued HMO (subject to the necessary consents), supported housing, residential investment, or family home.
- Potential for capital enhancement through refurbishment and improved rental configuration.
- Freehold tenure.



Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG

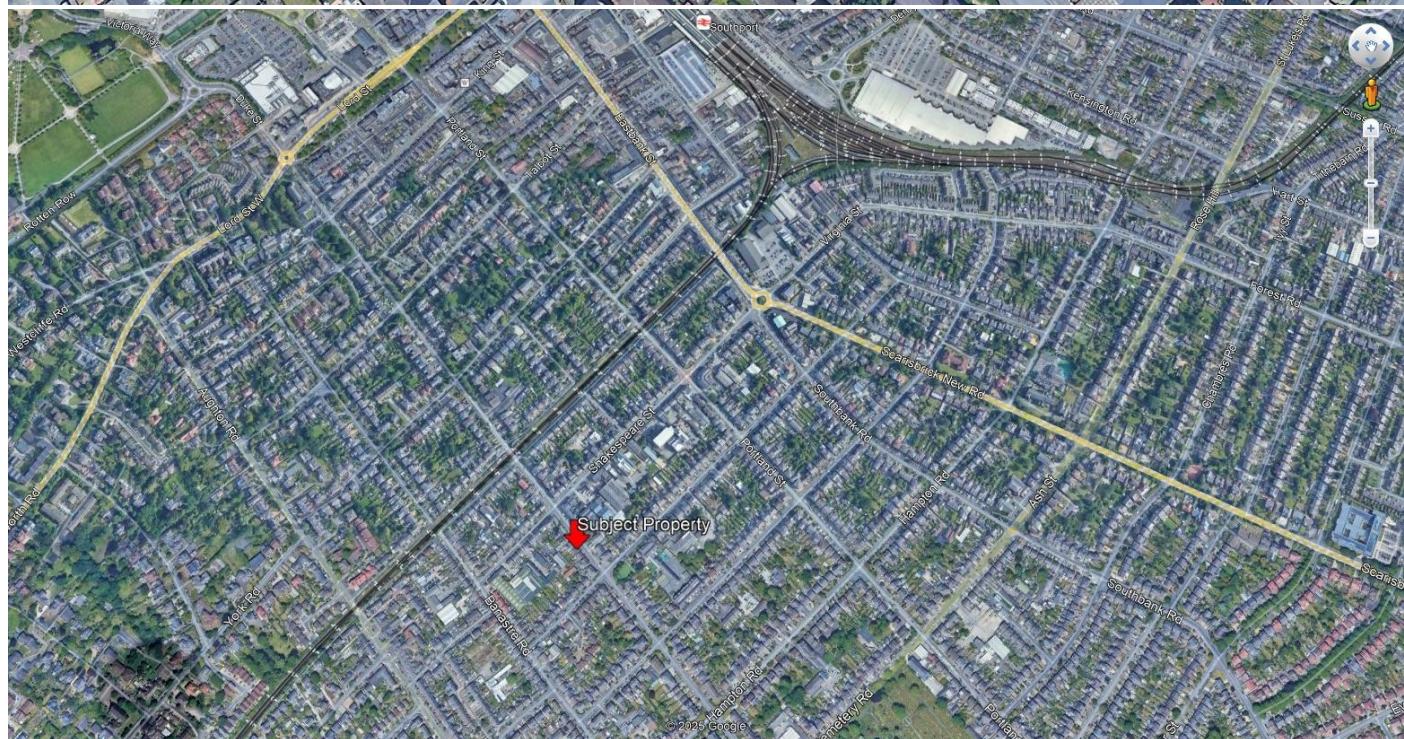
Telephone: 01704 500345

Email: info@fittonestates.com

**Location:** The property occupies a prominent position on Duke Street, a well-established residential and mixed-use area within walking distance of Southport town centre. The immediate surroundings feature a mix of traditional housing, small businesses, and local services, providing a convenient and well-connected environment for residents and tenants alike.

Lord Street, the town's main retail and leisure boulevard, together with the railway station, schools, healthcare facilities, and green spaces are all within easy reach. The area benefits from excellent public transport links, including direct rail connections to Liverpool, Formby, and Preston, and strong road access via the A565 and wider regional network.

This accessible location supports a range of potential uses - continued HMO or supported accommodation, a standard multi-let configuration, or conversion to family rental housing (all subject to the necessary consents).



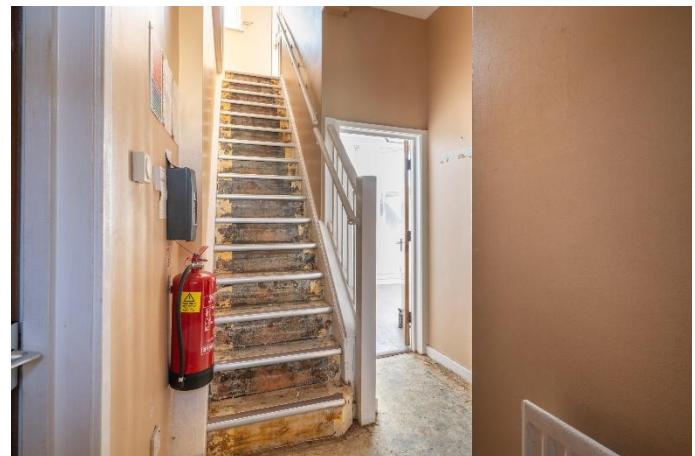
**Description:** A detached, double-fronted period property offered for sale on the instructions of Onward Homes, providing spacious and adaptable accommodation extending to approximately 1,271 sq.ft (118.07 sq.m) over two floors.

The vendors confirm that the property has operated as a House in Multiple Occupation (HMO) for vulnerable adults on a continuous basis since 1988.

Internally, the floor plan illustrates the excellent proportions and flexibility typical of properties of this era, with high ceilings, bay windows, and well-balanced room sizes throughout.

The layout readily supports a variety of income-producing formats – potential continued HMO use (subject to the necessary consents), supported living, reconfiguration into a modern private letting arrangement or a family home.

The property would benefit from some redecoration and modernisation, allowing an incoming investor to enhance specification and rental performance. Externally, the house presents an attractive double-bay façade and benefits from a good-sized rear garden with paved patio and planting areas.





**Accommodation:** Floor plan - not to scale & provided for indicative purposes only

**Total Approximate Floor Area: 1,271 sq.ft (118.07 sq.m) GIA**

Ground Floor (approx. 648 sq.ft / 60.19 sq.m):

- Entrance vestibule and central hallway with staircase access.
- Two bay-windowed front reception rooms, suitable as communal lounges, bedrooms, or offices.
- Rear sitting/dining room leading to the kitchen.
- Fitted kitchen (11'4" x 10'11") overlooking the rear garden, with side access.
- Ground-floor shower room/WC.

First Floor (approx. 623 sq.ft / 57.88 sq.m):

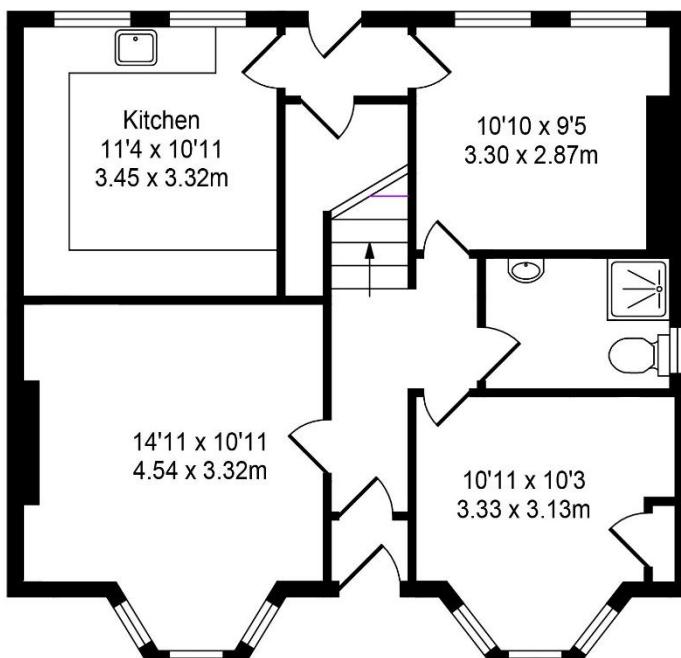
- Landing giving access to four generously sized bedrooms:
- Family bathroom with WC, basin, bath, and shower.

Outside: Enclosed rear garden with paved patio area and lawned section, offering potential for landscaping or external amenity improvements.

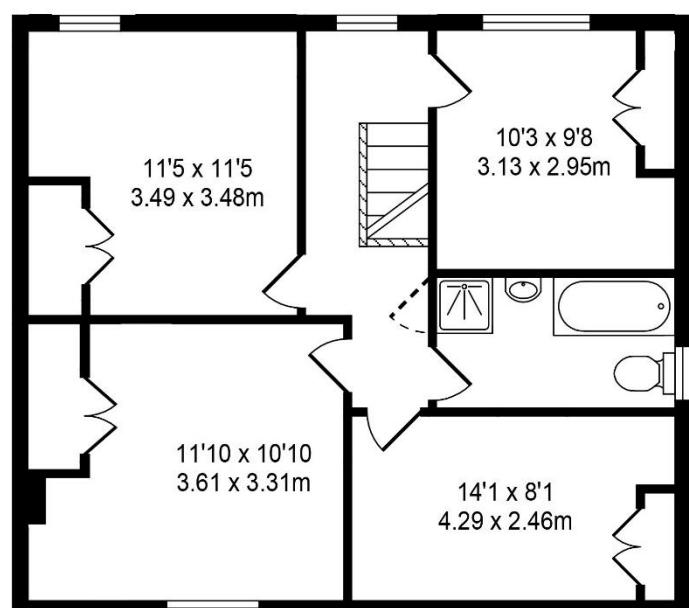
## Duke Street

**Total Approx. Floor Area 1271 Sq.ft. (118.07 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor  
Area 648 Sq.Ft  
(60.19 Sq.M.)



Approx. Floor  
Area 623 Sq.Ft  
(57.88 Sq.M.)



**Guide Price:** £187,500

**VAT:** We understand VAT will not apply to the purchase price.

**Tenure:** We understand the property is held Freehold, as confirmed by Land Registry enquiries.

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**Legal:** Each party is to be responsible for their own legal costs.

**Council Tax Band:** D

**EPC:** A full copy of the EPC & Recommendation Report are available on request.



**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

**Details Prepared 22 December 2025**

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