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Market Leading, Independent Estate Agents



Part Street

Southport, PR8 1JB

Offers In Excess Of £250,000

****ATTENTION INVESTORS****

Flexi-Agent is delighted to present this four-bedroom property to the open market. The property is currently split into two separate flats and is ideally located close to Southport town centre, just a 15-minute walk from Birkdale Village. It offers excellent access to local schools, shops, transport links, and a wide range of amenities.

Upon entering, there is a communal hallway providing access to the stairs leading to the first and second-floor apartment, as well as a door to the inner hallway that leads to the ground floor apartment.

The ground floor flat briefly comprises a rear lounge, a reception room that can be used as a bedroom, a nicely presented yellow kitchen, and a three-piece bathroom. Externally, the ground floor benefits from a private rear courtyard that enjoys plenty of sun.

The second flat, spread over the first and second floors, features a landing leading to two double bedrooms, a third bedroom on the second floor with storage and a walk in wardrobe, a spacious lounge with a feature fireplace, a well-presented kitchen-diner, and a three-piece shower room. This apartment also benefits from access to a lovely sun-catching rear garden.

This property presents an excellent investment opportunity. Once renovated, the ground floor apartment could achieve a

- Four bedroom
- Two Apartments
- Circa 2089 sqft
- ATTENTION INVESTORS
- Potential rental income of approximately £1,950 per calendar month
- Great location
- Double bedrooms
- Both apartments have rear gardens
- Off road parking available
- Viewings available upon request

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



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Floor Plan



Area Map



Energy Efficiency Graph



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