



18a Saunders Streetn Southport, PR9 0HP
'Offers in Excess Of' £230,000
'Subject to Contract'

A very rare opportunity to purchase this unique, character double fronted Duplex apartment, one of just two apartments forming half of a detached Victorian property close to Lord Street and the Southport Town Centre! The apartment also benefits private extensive gardens to the rear, allowing the new owners to retain their very own outside space so often lost when downsizing! Internally the property offers very well-presented living accommodation throughout, including generous reception rooms, modern kitchen and a number of bedroom to both the first and second floor. However, in the opinion of the agent the crowning jewel has to be the extensive and mature, private gardens, well tended including Summerhouse and off-road parking to front. The location is convenient for Lord Street's 'Northern Quarter' and the Southport Town Centre together with access of Southport Train Station, with commuter links on both the Manchester Piccadilly & Liverpool Central lines.

Private Side Entrance

With access via side/ gable end of property with Upvc double glazed entrance door leading to ground floor entrance hall housing wall mounted electrical consumer unit and private staircase leading to first floor with handrail. 'Velux' skylight maximises natural light with separate Upvc double glazed window overlooking private gardens to the rear. Glazed inner door with window leads to lower entrance and door to bathroom/ WC with further stairs leading to main entrance hall and living space with built in storage cupboard and further concealed access via stairs to second floor/ duplex accommodation.

First Floor

Bathroom/ WC - 3.58m x 1.75m (11'9" x 5'9")

Opaque Upvc double glazed window, three-piece modern white suite comprising low level WC, pedestal wash hand basin and twin grip panelled bath with glazed shower screen and mixer tap and plumbed in shower. Ladder style chrome heated towel rail, part wall tiling and extractor.

Lounge - 6.17m x 3.94m (20'3" into bay x 12'11")

Upvc double glazed bay window to front of property, living flame gas fire with marble interior, hearth and wooden fire surround. Picture rail and coving.

Sitting/Dining Room - 4.88m x 3.94m (16'0" x 12'11" into recess)

Upvc double glazed window overlooks gardens to rear, tiled fireplace with surround and hearth, picture rail and coving.

Breakfast Kitchen - 3.58m x 3.33m (11'9" x 10'11" to front of wall cupboards)

Upvc double glazed window overlooks rear of property. Kitchen fitted with an attractive range of modern fitments with base units including cupboards and drawers, wall cupboards, glazed china cupboards and under unit lighting, working surfaces incorporate breakfast bar and one and half bowl sink unit with mixer tap and drainer. Appliances include electric oven, four ring gas hob with extractor concealed above. There is also integral fridge and freezer. Plumbing is available for washing machine and useful cupboard/ built in pantry to recess.

Bedroom 1 - 4.09m x 3.96m (13'5" x 13'0")

A double bedroom with Upvc double glazed window, picture rail and coving. Door leads to...

Dressing Room - 2.49m x 1.47m (8'2" x 4'10")

Upvc double glazed window. Dressing room provides potential for ensuite conversion (subject to the usual consent.)

Second Floor Landing

With access off main entrance via concealed cupboard entry with turn stairs leading to second floor landing including 'Velux' skylight and built in wall cupboard. Doors lead to....

Bedroom 2 - 3.94m x 3.58m (12'11" x 11'9")

Upvc double glazed window, stripped wooden flooring and eaves access for storage.

Bedroom 3 - 4.01m x 3.63m (13'2" x 11'11")

Upvc double glazed window to side, stripped wooden flooring and eaves storage access via step with areas of reduced head height including electric light and power, and housing the 'Glow Worm' combination style central heated boiler system serving the main accommodation.

Outside

The property forms part of a semi-detached Victorian conversion and occupies the whole of the ground floor. Shared driveway access to front provides off road parking allocated for one vehicle per property with shared side access leading to a private built in storage cupboard under stairs and secure gated access to a garden at the rear. The garden that belongs to this property is in the opinion of the estate agent a most definite feature with Indian stone patio, laid to lawn and well-established borders with a variety of plants, shrubs and trees. Raised patio, timber garden shed and summerhouse included. The summerhouse measures 6' x 8'11" with electric light and power supply, vanity wash hand basin and internal door to WC houses low level WC and leaded light window. The gardens are walled and fenced with external water tap.

Council Tax

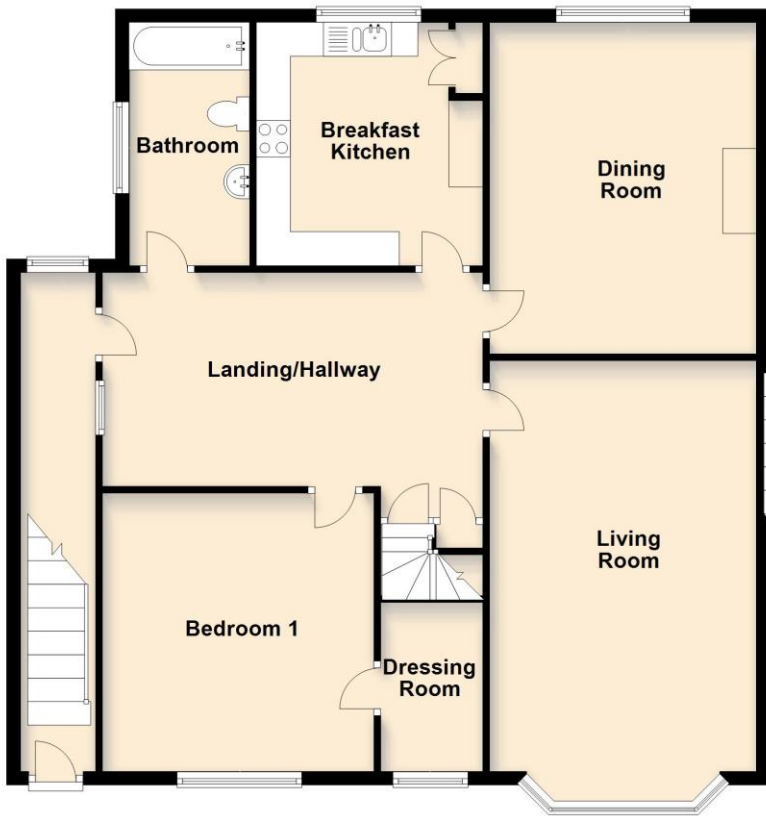
Sefton MBC band B.

Tenure

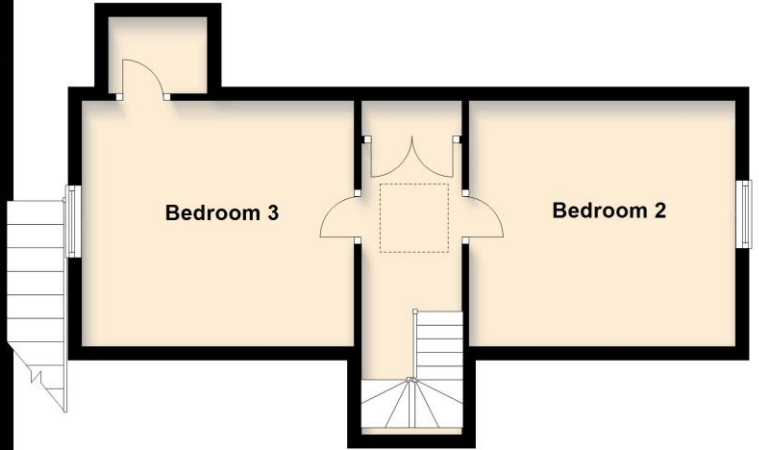
We understand that the current owner of 18a Saunders Street is also the freeholder to the development with the ground floor flat 18 Saunders Street being leasehold. We understand no ground rent is currently collected. (Subject to formal verification).



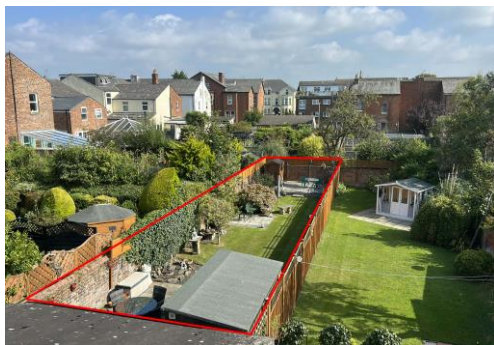
First Floor



Second Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.