



21b Queens Road
Southport, PR9 9HN, £180,000
'Subject to Contract'

This impressive first floor, character conversion duplex flat offers a perfect blend of comfort and convenience. Situated close to the town centre, the property also boasts a spacious private garden to rear, ideal for outdoor relaxation and entertaining. The flat comprises a well-appointed living room leading to a modern breakfast kitchen. The second-floor duplex level offers two cosy double bedrooms designed for optimal living including access to a separate bathroom with WC. The master bedroom benefitting dressing area and en-suite shower room/WC. Off road parking is available to the front carpark. With easy access to local amenities and transport links, this superb apartment is perfect for those seeking a tranquil retreat with the vibrant town life just moments away. ***Video Tour Available***

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Side Private Entrance

Rock outer entrance door, Upvc double glazed and opaque side window and glazed inner door leading to enclosed ground floor with Karndean flooring, fixed staircase provides access to first floor with handrail.

First Floor Landing

Karndean flooring with separate fixed staircase to duplex second floor and bedroom level. Recessed spotlighting and Upvc double glazed window to side. Doors lead to living room and breakfast kitchen.

Living Room - 4.55m x 5.03m (14'11" x 16'6" into recess)

Upvc double glazed window, fireplace with stone effect surround interior and hearth, Karndean flooring, picture rail and coving.

Breakfast Kitchen - 2.92m x 4.29m (9'7" x 14'1")

Upvc double glazed window overlooks rear of property with attractive fitted number of built in shaker style base units including cupboards and drawers, wall and glazed china cupboards and working surfaces incorporating breakfast bar and one and half bowl sink unit with mixer tap and drainer. Integral appliances incorporate fridge and freezer, dishwasher and washer dryer. Separate appliance integral include electric oven with four ring gas hob, tiled splashback and funnel style extractor over. Karndean flooring, suspended recessed spotlighting.

Second Floor

Suspended recessed spotlighting, doors lead to both double bedrooms and bathroom/WC. Area off main landing would be ideal a useful dressing area with built in wall cupboards including vanity mirrored frontage and recessed spotlighting.

Master Bedroom - 4.52m x 4.42m (14'10" x 14'6" overall into recess and to front of wardrobes)

Upvc double glazed window, karndean flooring open plan to dressing area with built in wardrobe incorporating corner display shelving and knee hole dressing table and drawers. Suspended recessed spotlighting and space saving folded door leads to....

En-suite - 2.18m x 1.63m (7'2" x 5'4")

Modern three piece suite comprising of low level WC, glazed circular single bowl sink unit with mixer tap and entry level shower enclosure with glazed shower screen and plumbed in shower. Part wall tiling, block glazed partial inserts and tiled flooring.

Bedroom 2 - 3.48m x 4.17m (11'5" x 13'8")

Upvc double glazed window.

Bathroom - 3.02m x 2.03m (9'11" x 6'8")

Upvc double glazed window with three piece modern white suite comprising of low level WC, pedestal wash hand basin, panelled bath with tiled surround, part wall tiling, Karndean style flooring and chrome heated towel rail.

Outside

Private garden to rear, established with lawn and borders and a variety of well stocked plants, shrubs and trees. Parking is available on a first come first serve basis to front of development which we understand to be owned by the Bridge Club which operates Mondays and Fridays between 2pm and 5pm where no parking is permitted.

Maintenance

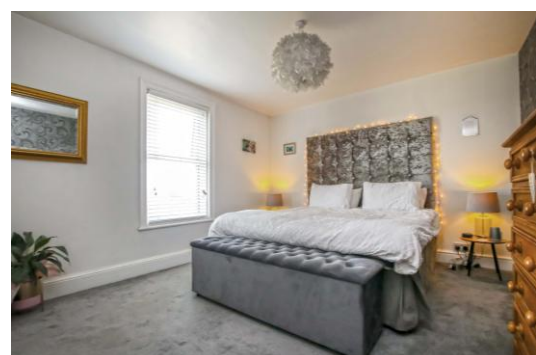
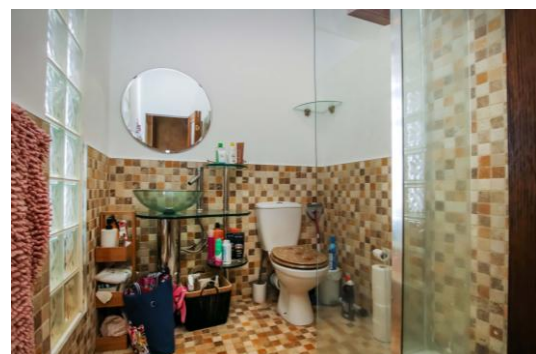
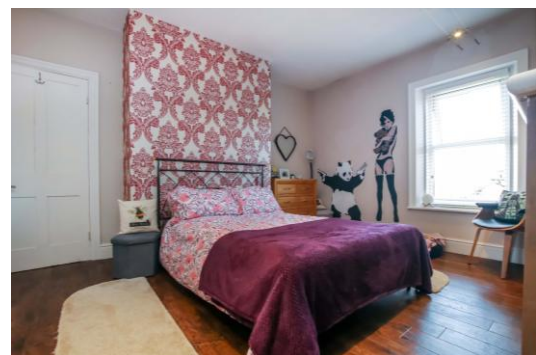
We understand that there is currently no formal management company in place.

Tenure

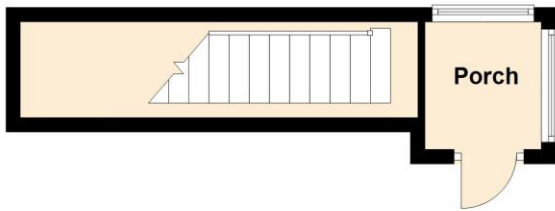
Leasehold for 999 years from 31 December 1980 together with the freehold and head lease of the ground floor and basement flats. For more detailed information please contact the office on 01704 512121.

Council Tax

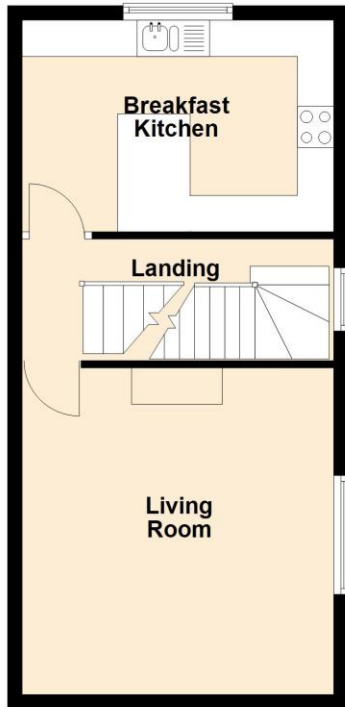
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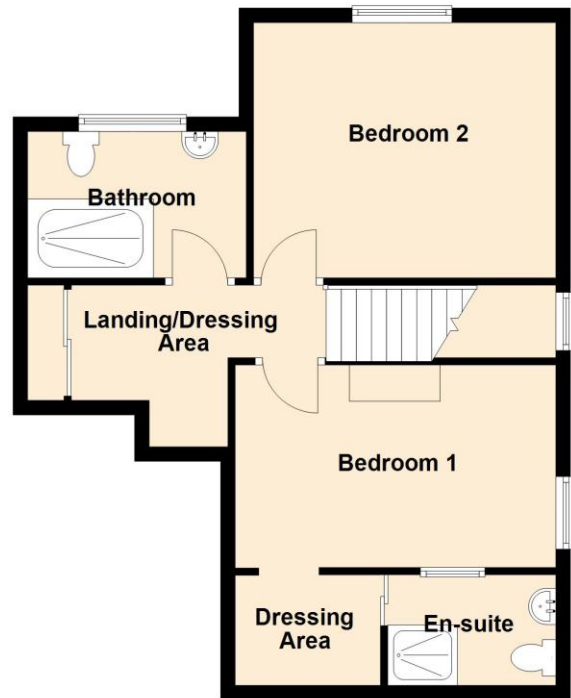
Ground Floor



First Floor



Second Floor



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.