



Ground Floor Flat, 51a Portland Street, Southport, PR8 1HN
£175,000
Subject to Contract

An early viewing is recommended to appreciate the extent of the accommodation offered by this flat situated on the ground floor of a substantial older property. Installed with central heating and double glazing the accommodation briefly includes, private entrance hall, lounge, dining kitchen, two double bedrooms and bathroom/WC. There are gardens and parking.

The first floor flat, 51b Portland Street is also being offered for sale and the seller would consider selling both properties.

Entrance Hall

L shaped entrance hall, Upvc outer door with double glazed insert.

Lounge - 4.88m x 4.09m (16'0" into bay x 13'5")

Upvc double glazed bay window.

Dining Kitchen - 4.34m x 3.58m (14'3" reducing to 10'3" x 11'9")

Upvc double glazed window and double doors to the side garden. Single drainer one and half bowl sink unit, a range of base units with cupboards and drawers, wall cupboards, working surfaces. Four ring gas hob with cooker hood above and electric oven below. Plumbing for washing machine. Cupboard housing 'Vaillant' gas central heating boiler.

Bedroom 1 - 4.44m x 3.53m (14'7" into bay x 11'7")

Upvc double glazed window.

Bedroom 2 - 3.78m x 3.58m (12'5" x 11'9")

Upvc double glazed window.

Bathroom - 1.65m x 3.2m (5'5" x 10'6")

Corner entry shower enclosure with thermostatic shower, twin grip panelled bath, pedestal wash hand basin, low level WC, tiled walls, recessed spotlighting. Extractor. Tiled floor.

Outside

Double gates lead to off road car parking and there is a garden with lawn and borders.

Council Tax

Sefton MBC band B.

Tenure

Leasehold for 999 years from 18 July 2006

Note

This ground floor flat is being sold as well as the first floor flat above - 51b Portland Street. The sellers are prepared to consider an offer for both properties.

