



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

This flat is situated on the first floor of a substantial older property, and provides particularly spacious accommodation including; private entrance hall, lounge, dining kitchen, two double bedrooms, a bathroom and WC. There is off road parking and a garden. The property is conveniently located close to the Southport Town Centre.

The ground floor flat, 51a Portland Street, is also being sold and both flats can be bought together.

Entrance Hall

Upvc outer door and stairs to the first floor.

Lounge - 4.47m x 3.66m (14'8" into bay x 12'0")

Upvc double glazed window.

Dining Kitchen - 4.27m x 5.11m (14'0" x 16'9")

Single drainer one and half bowl sink unit, base units, wall cupboards, working surfaces, four ring gas hob with cooker hood above, electric oven below, plumbing for washing machine, space for fridge freezer.

Woodgrain laminate flooring, cupboard housing 'Worcester' gas central heating boiler.

Bedroom 1 - 3.58m x 5.23m (11'9" into bay x 17'2")

Upvc double glazed window.

Bedroom 2 - 3.51m x 2.57m (11'6" x 8'5")

Upvc double glazed window. Access via a drop down ladder to an extensive loft area.

Bathroom - 3.07m x 2.11m (10'1" x 6'11")

White suite including double ended panelled bath, pedestal wash hand basin, low level WC, corner entry shower enclosure with thermostatic shower. Fully tiled walls, Upvc double glazed window.

Outside

Paved off road car parking for a number of vehicles, lawn and borders.

Council Tax

Sefton MBC band B.

Tenure

Leasehold for 999 years from 18 July 2006

Note

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

