



Garden Flat 1, 128 Leyland Rd
Southport, PR9 0JL, 'Offers Over' £140,000
Subject to Contract

Step into a unique, double-fronted Victorian conversion that commands the entire lower ground floor. This garden apartment offers the luxury of a private entrance, ensuring that all-important independence and leading out to a fabulous private garden at the rear. With versatile outbuildings that could become anything from a gym to a home office, the possibilities are endless. Inside, you'll find two reception rooms, one of which could easily double as an additional bedroom, alongside two more bedrooms, a kitchen overlooking the garden, and a shower room with WC. Parking is conveniently available at the front. Nestled near the historic and vibrant Lord Street, you'll have a wealth of bars, restaurants, and easy transport links to Liverpool Central and Manchester Piccadilly right at your doorstep. It's a fabulous find in a prime location!

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Southport's Estate Agent

Lower Ground Floor

Private access to lower ground floor accommodation via secure gate with added benefit of private and enclosed garden to rear complete with outbuilding!

Entrance Hall

Private entrance.

Lounge/Bedroom 2 - 5.31m x 5.05m (17'5" into bay x 16'7" into side bay)

Upvc double glazed window to front, wall light points.

Living Room - 6.27m x 4.65m (20'7" into bay x 15'3" into side bay)

Upvc double glazed bay window, exposed, painted fireplace over tiled hearth and mantle piece situated to side bay.

Bedroom 1 - 3.48m x 3.91m (11'5" x 12'10" into recess)

Upvc double glazed window overlooking private garden to rear.

Bedroom 3/Office - 2.46m x 3.15m (8'1" x 10'4")

Upvc double glazed window overlooking private garden to rear.

Kitchen - 2.44m x 2.84m (8'0" x 9'4")

Upvc double glazed window overlooking private garden to rear. 'Ideal' combination style central heating boiler. Kitchen comprises a number of built-in base units with cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit, mixer tap and drainer. Space for cooker and space for free standing fridge freezer. Plumbing for washing machine. Partial wall tiling.

Shower Room/WC - 3.07m x 1.78m (10'1" x 5'10")

Three-piece white suite comprising of low-level WC, pedestal wash hand basin with mixer tap and step-in shower enclosure with glazed shower screen and plumbed in shower. Tiled walls and flooring. Extractor.

Private Garden

This property boasts its very own generous private garden, complete with a flagged patio and a well-maintained lawn screened by mature conifers. An outbuilding offers versatile potential, ideal as a home office, gym, or extra storage (subject to usual planning consents). Additionally, the property features its own private side-gated access, ensuring independent entry and convenient parking at the front.

Maintenance

We understand that a residents right to manage exists, 'The Leyland Six LTD' and they have appointed Curlett Jones to handle the day to day running of the development with the current service charge payable in the region of £100.00 per calendar month to include building insurance. (Subject to formal verification)

Council Tax

Sefton MBC band A.

Tenure

Leasehold.



Lower Ground Floor Garden Flat



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.