



**7B Rawlinson Road, Southport, PR9 9LU**  
**Reduced To £77,950**  
**Subject to Contract**

- Lower Ground Floor Flat
- Centrally Heated and Double Glazed
- Bedroom plus En Suite
- Popular Location
- No Chain Delay
- Private Patio Space
- Lounge, Fitted Kitchen
- Allocated Parking
- Close To Hesketh Park
- Reduced by £10,000

## Separate Side Entrance

Steps down to garden area and door to....

## Kitchen

10'11" x 7'3", 3.33m x 2.21m

Single drainer 1 1/2 bowl stainless steel sink unit, base units with cupboards and drawers, wall cupboards, working surfaces, mid way wall tiling. Four ring gas hob with cooker hood above and electric oven below, plumbing for washing machine, wall mounted central heating boiler. Tiled floor.

## Inner Hall

Tiled floor. Useful storage cupboard, Telephone point.

## Lounge

14'11" into bay x 14'9", 4.55m into bay x 4.50m

Double glazed windows to bay. Tv and telephone points.

## Bedroom 1

10'8" x 9'11", 3.25m x 3.02m

Double glazed window. Telephone point. Television point

## En Suite Bathroom

4'1" x 6'9", 1.24m x 2.06m

White suite including twin grip panelled bath with 'Redring' electric shower, pedestal wash hand basin, low level Wc, tiled walls and floor. Extractor.

## Outside

Private, small patio space, Ornamental water feature. Communal gardens to rear including securely locked shed.

## Maintenance

We understand that the Maintenance is supervised by Tony Hornby Property Management Services of Southport. We are advised that the maintenance is paid every 6 months and the charges for the period April 2017 - March 2018 was the sum of £700.

## Tenure

Please note we have not verified the tenure of this property, please advise us if you require confirmation of the tenure.

## Garden Floor



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



| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|-----------|--|-----------|
| Current   | Potential | Current  | Potential |
| Very energy efficient - lower running costs                     |           |  |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |  |           |
| Not energy efficient - higher running costs                     |           |  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |  |           |
| England & Wales   |           |  |           |
| EU Directive 2002/91/EC   |           | EU Directive 2002/91/EC                        |           |

The table displays energy and environmental ratings. The Energy Efficiency Rating shows a current score of 64 (D) and a potential score of 76 (C). The Environmental Impact (CO<sub>2</sub>) Rating shows a current score of 66 (D) and a potential score of 81 (B).

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.