



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025

Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



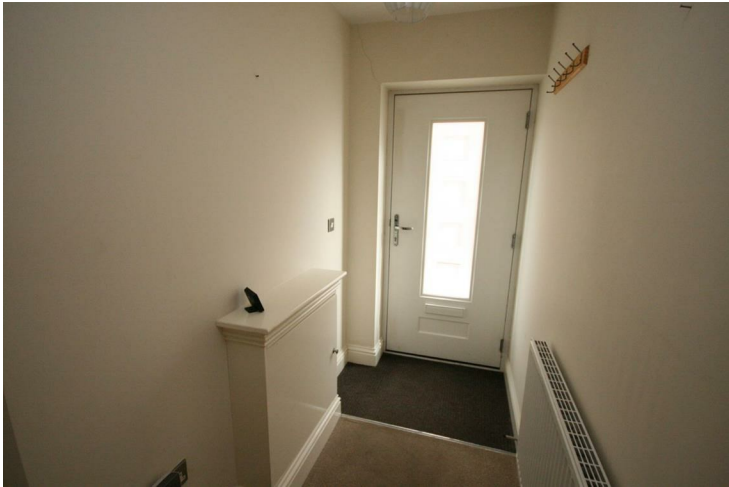
Nestled in the charming area of Southport, this two bedroom ground floor flat on Saunders Street offers a delightful living experience. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a comfortable home. The flat features a spacious open plan lounge with kitchen, conservatory and low maintenance garden to the rear. There is an allocated parking space for one car.

The shower room is conveniently located, providing essential amenities for daily living. The layout of the flat is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Southport is renowned for its beautiful coastline, vibrant community, and excellent local amenities, including shops, restaurants, and recreational facilities. This property is well-positioned to take advantage of all that the area has to offer.

12 Saunders Street, Southport, PR9 oHP

Entrance Hall



Inner Hall
Store cupboard

Open Plan Lounge and Kitchen
18'8 x 14'6 (5.69m x 4.42m)
Kitchen has a modern range of base and wall units with 5 burner gas hob , cooker hood and oven below, integrated dish washer and washing machine. Wall mounted combination gas central heating boiler.



Conservatory
5'5 x 13'8 (1.65m x 4.17m)



Bedroom 1
13'8 narrowing to 9'3 x 10'3 (4.17m narrowing to 2.82m x 3.12m)



Bedroom 2
9'1 x 10'2 (2.77m x 3.10m)



Shower Room
Shower compartment wash basin in vanity unit and low level W.C.



Garden
Enclose paved/ block paved garden to the rear . Timber shed.

