



-  Investment Opportunity
-  Extended Semi Detached House
-  Six Bedrooms – Three Bathrooms

-  Successful Holiday Let
-  Promenade Conservation Area
-  Parking & Gardens

Price: £495,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Built for a wealthy mill owner in the 19th century and one of the only houses along the promenade that remains a single dwelling, this beautifully presented property offers spacious and comfortable accommodation within easy reach of the amenities of Southport town centre.

Positioned within the Promenade Conservation Area the property has been a highly successful Holiday Let for the current owners generating a nett yield of £47,000, though could easily be used as a family home.

Set back from the road and accessed via twin wrought iron gates, the substantial living space briefly comprises: Entrance Vestibule, Hall, Living Room, Fitted Kitchen/Dining Room, Laundry Room, Conservatory, Bedroom and Shower Room to the ground floor with five Bedrooms (one with En-Suite Shower Room, another with En-Suite WC) and a further Bathroom on the first floor.

Outside, the property offers off road parking for a number of vehicles to the front, whilst the rear courtyard style garden is paved with low maintenance borders.



Ground Floor:

Entrance Vestibule:

Hall

Living Room - 5.79m x 4.6m (19'0" x 15'1")

Kitchen/Dining Room - 6.63m x 3.63m (21'9" x 11'11")

Laundry Room - 2.77m x 2.51m (9'1" x 8'3")

Conservatory - 3.76m x 1.6m (12'4" x 5'3")

Bedroom - 3.84m x 3.71m (12'7" x 12'2")

Shower Room - 3.33m x 2.11m overall (10'11" x 6'11")

First Floor:

Landing

Bedroom - 4.95m x 3.58m (16'3" x 11'9")

Bedroom - 3.81m x 3.76m (12'6" x 12'4")

Bedroom - 3.58m x 2.77m (11'9" x 9'1")

En-suite WC

Bedroom - 4.01m x 2.77m (13'2" x 9'1")

En-Suite Shower Room - 2.13m x 1.04m (7'0" x 3'5")

Bedroom - 3.63m x 2.51m (11'11" x 8'3")

Bathroom - 3.4m x 2.49m (11'2" x 8'2")

Outside: The property offers off road parking for a number of vehicles to the front, whilst the rear courtyard style garden is paved with low maintenance borders.

Council Tax: The property is a registered for business rates but is easily changeable back to council tax. The current rateable value (1 April 2023 to present) amounts to £4,250.

Tenure: Leasehold for a period of 999 years from 1st November 1910 with a fixed annual ground rent of £14.10p

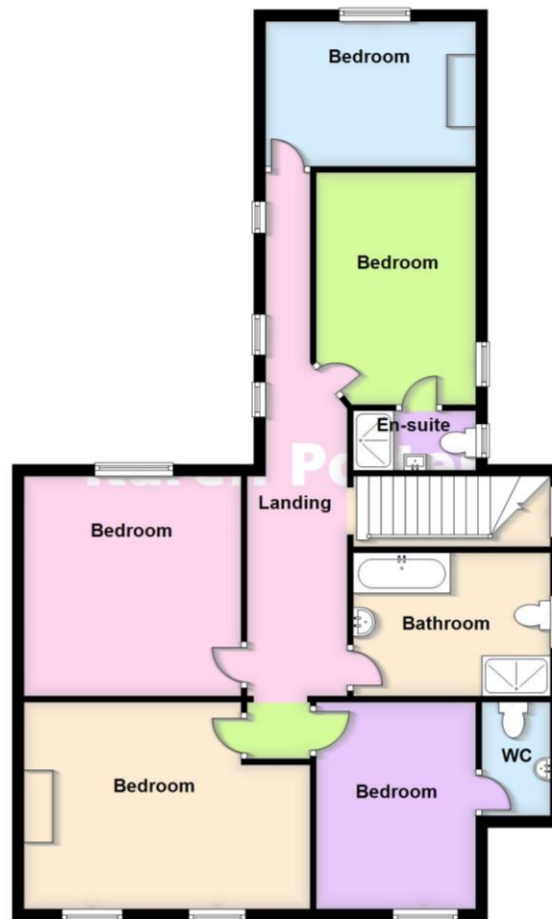
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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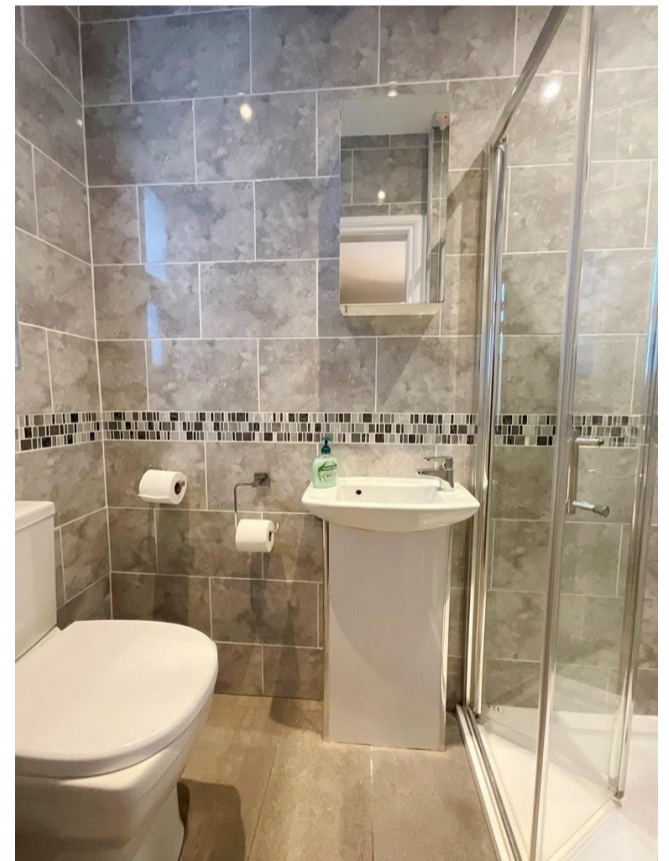
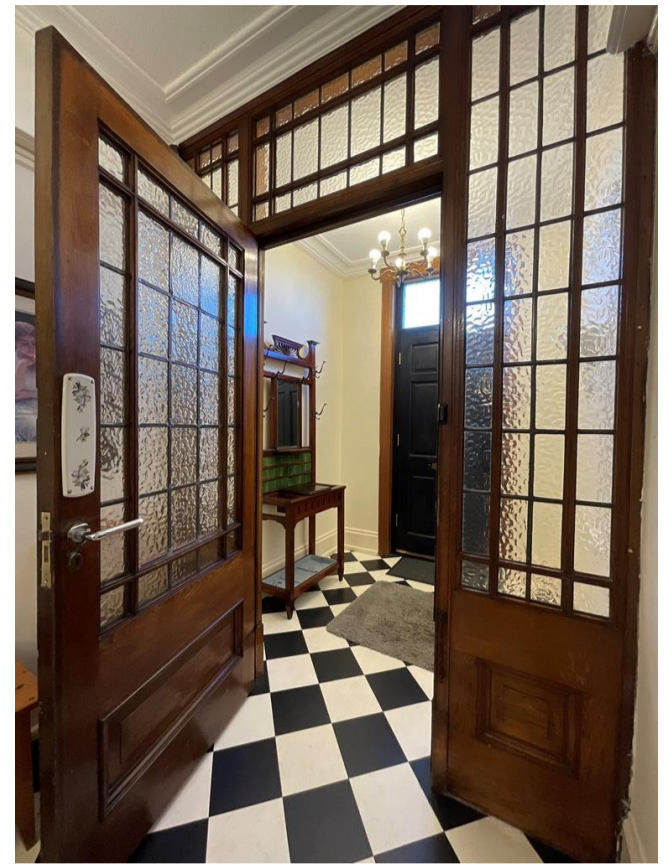
Ground Floor
Approx. 114.6 sq. metres (1233.4 sq. feet)



First Floor
Approx. 94.8 sq. metres (1020.6 sq. feet)



Total area: approx. 209.4 sq. metres (2253.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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