



**Karen
Potter** THE
ESTATE
AGENT

Manchester Road,
Southport, PR9 9BB



£110,000

Subject to contract



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Well placed for accessing Southport town centre, this well presented flat with accommodation split across two floors in this converted Victorian semi detached property must be viewed to be fully appreciated.

The gas centrally heated and double glazed flat is accessed via a communal entrance with staircase to the first floor and own front door. The Living Room, Kitchen and Bathroom are on the first floor with both double Bedrooms on the second floor.

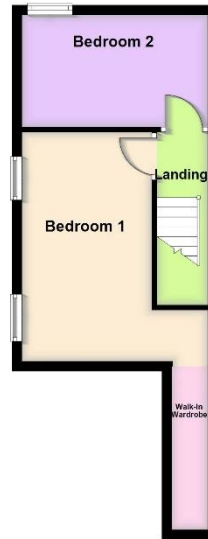
Parking for residents is on a first come, first served basis .The property stands on Manchester Road, between Hawkshead Street and Leyland Road with the amenities of the town centre, local shops on Manchester Road itself, Hesketh Park and the Promenade all within easy reach.



First Floor
Approx. 35.2 sq. metres (378.5 sq. feet)



Second Floor
Approx. 29.9 sq. metres (321.4 sq. feet)



Total area: approx. 65.0 sq. metres (699.9 sq. feet)



First Floor:

Hall

Living Room - 4.72m x 2.67m (15'6" x 8'9")

Inner Hall

Kitchen - 2.95m x 2.46m (9'8" x 8'1")

Bathroom - 3.94m x 2.26m (12'11" plus recess x 7'5")

Second Floor:

Landing

Bedroom 1 - 4.72m x 2.67m (15'6" x 8'9" plus recess)

Walk in Wardrobe

Bedroom 2 - 3.84m x 2.31m (12'7" x 7'7")

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (A)

Tenure:

Leasehold- lease expiry-1/7/2935 (909 years)

Service Charge

£275

Ground Rent

£25

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

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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