



Manchester Road,
Southport, PR9 9AZ
Price: £140,000 Subject to Contract

This deceptively spacious flat occupies the entire ground floor of this converted Victorian building, well placed for accessing local shops on Manchester Road, with the many amenities of Southport town centre, including the railway lines to Liverpool and Manchester, a few moments walk away.

The gas centrally heated and double glazed accommodation would benefit from a programme of general updating and briefly comprises: Hall, Living Room, fitted Kitchen, Sun Room, two double Bedrooms, Bathroom and Shower Room.

Outside, twin wrought iron gates give access to a driveway off Marlborough Road, with an established lawned garden to front and paved courtyard garden to the rear.



Ground Floor:**Hall**

Living Room - 4.72m x 4.09m (15'6" into bay x 13'5")

Kitchen - 2.69m x 2.08m (8'10" x 6'10")

Sun Room - 3.05m x 2.54m (10'0" x 8'4")

Bedroom 1 - 4.9m x 4.67m (16'1" x 15'4")

Bedroom 2 - 5.23m x 4.06m (17'2" into bay x 13'4")

Bathroom - 3.2m x 2.13m (10'6" x 7'0")

Shower Room - 2.82m x 1.45m (9'3" max x 4'9")

Store**Store****Outside:**

Twin wrought iron gates give access to a driveway off Marlborough Road, with an established lawned garden to front and paved courtyard garden to the rear.

Council Tax:

TBC

Tenure:

Leasehold- Lease Expiry- 1/1/2977

Ground Rent - £15

Mobile Phone Signal

Check signal strengths by clicking this link:

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

Broadband

Check the availability by clicking this link:

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

NB:

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



Ground Floor

Approx. 94.7 sq. metres (1019.7 sq. feet)



Total area: approx. 94.7 sq. metres (1019.7 sq. feet)

AWAITING EPC