Wybourne Gate,
Southport, PR8 2FG
Price: £285,000 Subject to Contract

An early inspection is highly recommended of this exceptional town house forming part of an exclusive development by Scheme Global completed during 2021.

Offered for sale with no onward chain, the property offers beautifully presented, inverted, accommodation which is both well planned and attractively proportioned, whilst also being easy to manage and comprises Hall with Utility cupboard, two double Bedrooms and a luxury fitted Bathroom with double shower enclosure, bath, wall mounted wash hand basin and close coupled wc.

A staircase from the Hall, gives access to the open plan Living/Dining/Kitchen spanning the whole of the first floor. A block paved frontage provides off road parking for two vehicles.

Set back from Westcliffe Road and accessed by way of electrically operated gates, Wybourne Gate is a select development of modern town houses standing alongside the 19th century villa (formerly Sunnymeade school) that has been sympathetically converted into apartments. The many amenities of Birkdale Village and the town centre are readily accessible.

www.karenpotter.co.uk

01704 500 008

Ground Floor:

Hall

Bedroom 1 - 3.86m x 3.4m (12'8" x 11'2" max)

Bedroom 2 - 4.95m x 2.77m (16'3" x 9'1" max)

Bathroom - 2.82m x 2.46m (9'3" x 8'1")

Utility - 0.91m x 0.64m (3'0" x 2'1")

First Floor:

Lounge/ Kitchen/ Dining Room - 7.92m x 4.95m (26'0" x 16'3")

Outside:
A block paved frontage provides off road parking for two vehicles.

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

Tenure:
Leasehold- expiry1/1/2270 (244 years)
Service Charge- £1,624.78

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. 42.7 sq. metres (459.2 sq. feet)

First Floor
Approx. 39.3 sq. metres (423.1 sq. feet)

Bedroom 2

Bedroom 1

Utility

Hall

Bathroom

Lounge/Kitchen/Dining Room

Total area: approx. 82.0 sq. metres (882.2 sq. feet)