



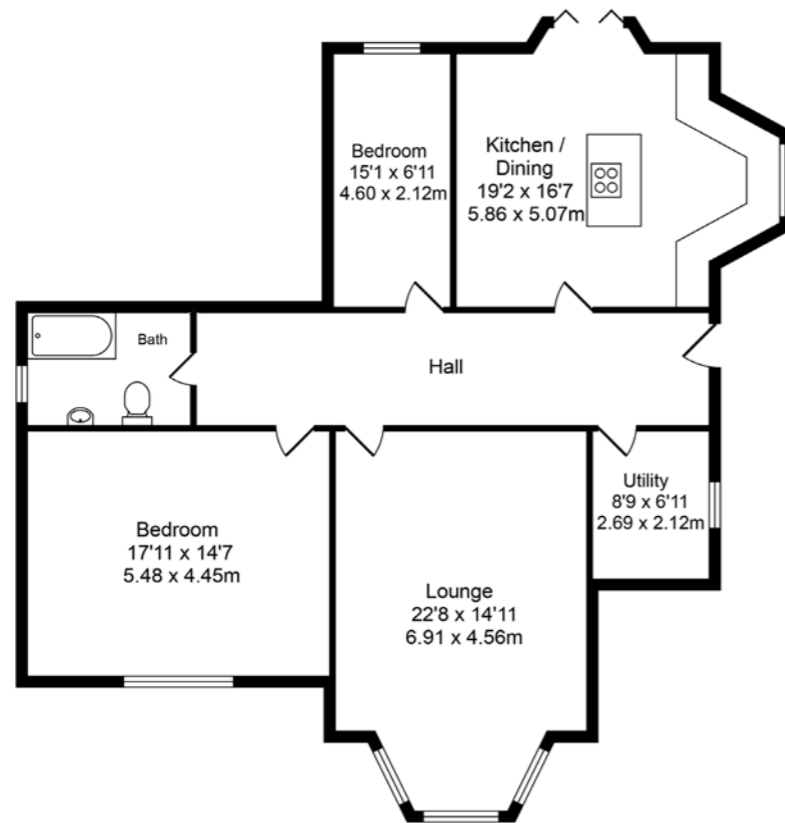
Southport: 01704 778668
Ormskirk: 01695 570102

Parbold: 01257 332789
Chorley: 01257 241173
arnoldandphillips.com

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1307 Sq.ft. (121.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

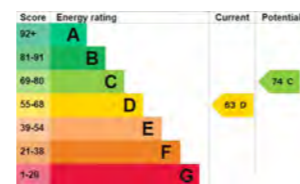


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Tenure: We are advised by our client that the property is Leasehold
Term of Lease: 999 years from 1st February 1991
Years Remaining on Lease: 967 years
Ground Rent: £25 p.a.
Service Charge: No Charge Payable
Council Tax Band: TBC
Details Prepared: 31/10/2023

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Scarisbrick New Road, Southport
Asking Price £140,000



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this incredibly spacious two-bedroom garden flat, residing within a beautifully converted Victorian Villa along the popular Scarisbrick New Road in Southport.

Ideally positioned this large apartment resides within walking distance of Southport Town Centre, complete with its varied selection of local amenities and independent retailers. Superb transport and commuter links are also provided via the nearby rail station.

Whilst a full course of cosmetic modernisation is required throughout this property, the abundant potential is clear for all to see. Boasting generous proportions this flexible property extends to 1,307 square feet of living accommodation and provides private off-road parking along with a garden area.

Accessed via the main front entrance, a large central entrance hallway flows throughout the property and provides two spacious bedrooms, a tiled family bathroom, separate utility room along with large bay-fronted living room. The accommodation is completed with an equally well-proportioned dining kitchen which is flooded in natural light via modern patio doors overlooking the rear garden area.

This property is demanding of a full renovation but the generous proportions, superb location and attractive grounds make this an excellent proposition for investors and downsizers alike. Internal inspection is highly advised to fully appreciate the true scope of potential within an early viewing will be essential to avoid disappointment.





KEY FEATURES

Garden Flat

Two Bedrooms

Circa 1307 Square Feet

Abundance of Potential

Attractive Grounds

Private Off-Road Parking

Popular Location



