

Freehold Residential Investment

Two Self-Contained Apartments

FOR SALE

Guide Price: £239,950

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

54 Southport Road, Ormskirk L39 1LX



- Freehold residential investment opportunity.
- Two self-contained apartments to be sold together as one lot.
- One-bedroom ground floor apartment.
- Two-bedroom first floor apartment.
- Vacant possession.
- Independent pedestrian access to each apartment.
- Dedicated parking.
- Gas fired central heating.
- Utility services are separately metered.
- Walking distance to Ormskirk Town Centre.
- Well suited to the private rental investment market.



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The property occupies a prominent position fronting Southport Road (A570), one of the principal approaches into Ormskirk Town Centre.

Ormskirk is an attractive and well-established Lancashire market town offering an extensive range of shopping, leisure and professional services together with excellent transport links via both road and rail. Edge Hill University is situated nearby and continues to support a strong local residential rental market.

The property lies within comfortable walking distance of the town centre, supermarkets, restaurants, schools, healthcare facilities and public transport, making the apartments attractive to a broad range of prospective occupiers.



Description: Fitton Estates have been instructed to offer for sale this freehold residential investment comprising two self-contained apartments occupying the whole of 54 Southport Road, Ormskirk.

The property is to be sold together as one freehold lot and comprises a spacious one-bedroom ground floor apartment together with a substantial two-bedroom first floor apartment.

Both apartments benefit from independent pedestrian access, gas fired central heating and, we understand, independently metered utility supplies. As part of the proposed subdivision of the wider property, the apartments will benefit from clearly defined ownership boundaries together with dedicated parking, thereby creating a self-contained residential investment.

The property is offered with vacant possession, with the configuration providing flexibility to create two separate income-producing residential units under one freehold ownership and is therefore considered particularly suitable for private investors, family investment companies, property companies and other purchasers seeking a manageable residential investment asset.

Ormskirk continues to demonstrate strong demand for well-presented residential accommodation, supported by its proximity to Liverpool and Preston, excellent transport links and the presence of Edge Hill University. Consequently, the property is considered likely to appeal to a wide range of prospective tenants including professionals, couples and mature students.

The opportunity to acquire two self-contained apartments within a single freehold ownership in this established residential location is relatively uncommon. Accordingly, the property is considered capable of providing an attractive long-term residential investment with the potential to generate two independent rental income streams whilst also offering future capital growth prospects.

The property will be sold with the benefit of dedicated parking together with rights of access and ownership boundaries substantially in accordance with the architect's proposed subdivision plans, subject to final legal documentation.





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VAT: We understand VAT will not be payable upon the purchase price.

Tenure: The property is to be sold freehold, subject to the proposed subdivision of the wider title and final legal documentation.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

Legal: Each party would be responsible for their own legal costs.

Council Tax: We understand both apartments are assessed within Council Tax Band A, although purchasers should satisfy themselves by making their own enquiries with West Lancashire Borough Council.

EPC: A copy of the EPC is available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

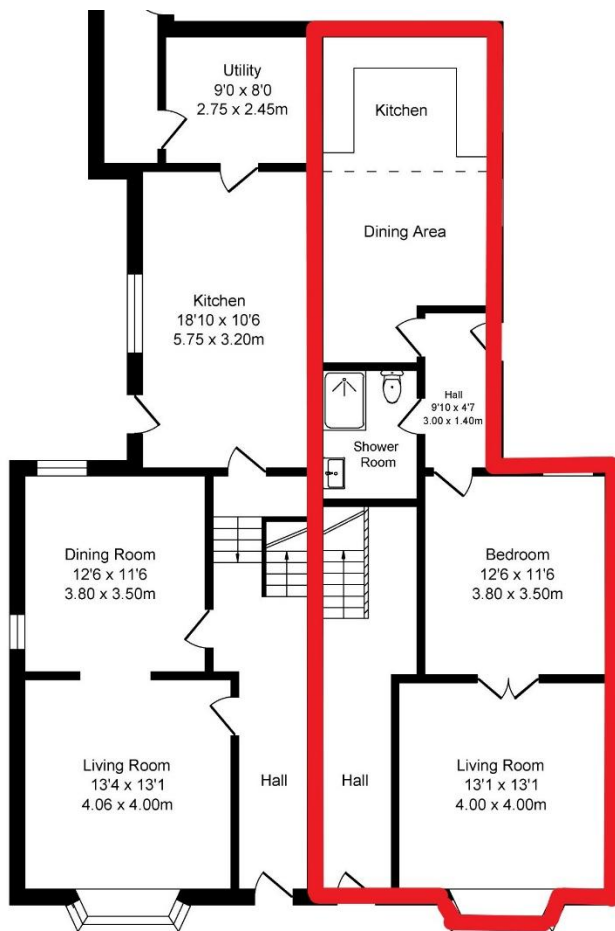
Accommodation: The accommodation comprises:

Flat 1 (Ground Floor) - Self-contained one-bedroom apartment incorporating:

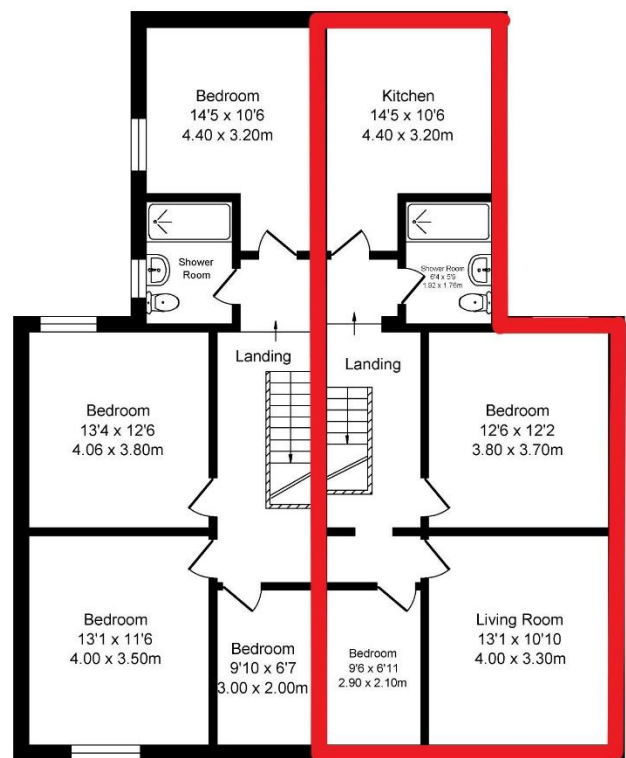
Entrance
Open plan kitchen/living room
Double bedroom
Shower room

Flat 2 (First Floor) - Self-contained two-bedroom apartment incorporating:

Entrance
Landing
Living room
Dining kitchen
Two bedrooms
Shower room



Ground Floor



First Floor

Details Prepared 08 July 2026

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