



**Flat 1, 130 Leyland Road
Southport, PR9 0JL £85,000
'Subject to Contract'**

Forming part of a detached, double-fronted property arranged as an HMO, this upper ground floor flat offers generous proportions and the exciting opportunity to modernise to your own taste. Accessed via a communal entrance, the flat includes a spacious lounge, a bedroom off the inner hall, a bathroom, separate WC, and a kitchen situated in the outrigger. Positioned near Southport's bustling town centre, Lord Street's shops and dining, the Marine Lake, and commuter links, this flat is ideal for first-time buyers, investors, or anyone seeking a blank canvas to create a dream home.

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Southport's Estate Agent

Communal Entrance

Entry phone.

Private Entrance

Lounge - 5.51m x 4.9m (18'1" x 16'1")

UPVC double glazed windows to front and side. Fire surround.

Inner Hall

Bedroom - 3.68m x 2.51m (12'1" x 8'3")

Built in wardrobes, UPVC double glazed window.

Kitchen - 3.61m x 2.44m (11'10" x 8'0")

Single drainer stainless steel sink unit, base units, wall cupboards and working surfaces. Plumbing for washing machine. UPVC double glazed window. Door to fire escape.

Bathroom - 2.97m x 1.63m (9'9" x 5'4")

Sower enclosure with thermostatic shower, twin grip panel bath.

WC - 1.65m x 1.4m (5'5" x 4'7")

Pedestal wash hand basin, low level WC, 'Ariston' gas central heating boiler, UPVC double glazed window.

Outside

Parking Space

Service Charge

£150.00 per quarter.

Tenure

Leasehold for 999 years from 21 September 1986, annual ground rent £20.00

Council Tax

Sefton Band A.



Upper Ground Floor



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