



## Saunders Street, Southport PR9 0HP

Early inspection is highly recommended of this magnificent, spacious apartment, occupying the whole of the ground floor of this traditional Victorian house, well placed for accessing the amenities of Southport town centre.

Beautifully presented throughout, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, modern fitted Kitchen with integrated appliances including dishwasher and washer/dryer, two double Bedrooms (one with fitted wardrobes) and a Bathroom.

Outside, there is off road parking to the front and a good size private rear garden, accessed via steps down from the Kitchen, or gated access from the driveway to side, incorporating, paved patio areas, extensive lawn with well stocked, mature shrub borders and a refurbished, brick built outside WC. There is also access to the cellars, matching the footprint of the apartment and providing excellent storage, one room utilised as a utility area.

Positioned on Saunders Street between the junctions of Gordon Street and Avondale Road, the property is handily placed for accessing the Promenade, Hesketh Park and the town centre.

**Price: £280,000 Subject to Contract**



## Ground Floor:

### Entrance Vestibule

#### Hall

**Living Room** - 5.94m into bay x 3.89m (19'6" x 12'9")

**Dining Room** - 4.27m overall x 3.66m (14'0" x 12'0")

**Kitchen** - 5.79m overall x 2.74m overall (19'0" x 9'0")

**Bedroom 1** - 4.88m x 3.89m (16'0" x 12'9")

**Bedroom 2** - 4.34m overall x 3.96m (14'3" x 13'0")

**Bathroom** - 3.61m overall x 3.56m overall (11'10" x 11'8")

#### Cellars:

**Cellar Room (1)** 4.27m (14') max x 3.63m (11'11")

**Cellar Room (2)** 4.27m (14') x 1.83m (6')

**Cellar Room (3)** 4.89m (16') x 3.87m (12'8")

**Cellar Room (4)** 5.56m (18'3") x 3.27m (10'9")

**Cellar Room (5)** 3.00m (9'10") x 1.50m (4'11")

**Cellar Room (6)** 4.32m (14'2") max x 3.96m (13')

**Cellar Room (7)** 5.10m (16'9") x 3.87m (12'8")



#### Outside:

The front garden is shared with the first floor apartment and there is designated off road parking for each apartment, along with a right of way down the side of the property to each private rear garden. The good size private rear garden, accessed via steps down from the Kitchen, or gated access from the driveway to side, incorporates paved patio areas, extensive lawn with well stocked, mature shrub borders and a refurbished, brick built outside WC. There is also access to the cellars, matching the footprint of the apartment and providing excellent storage, one room utilised as a utility area.

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

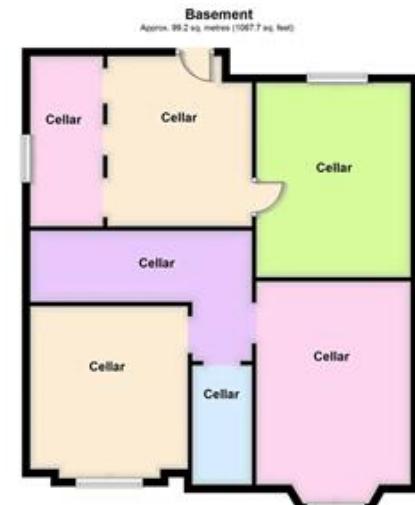
**Tenure:** Leasehold for a residue term of 999 years from 1st January 2016 no ground rent payable.

**Maintenance:** The cost of building repairs and maintenance is divided between the ground and first floor apartments, as and when required.

#### NB:

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.