



Manchester Road, Southport PR9 9BB

Well placed for accessing Southport town centre, this well presented flat with accommodation split across two floors in this converted Victorian semi detached property must be viewed to be fully appreciated.

The gas centrally heated and double glazed flat is accessed via a communal entrance with staircase to the first floor and own front door. The Living Room, Kitchen and Bathroom are on the first floor with both double Bedrooms on the second floor. Parking for residents is on a first come, first served basis .

The property stands on Manchester Road, between Hawkshead Street and Leyland Road with the amenities of the town centre, local shops on Manchester Road itself, Hesketh Park and the Promenade all within easy reach.



Price: £100,000 Subject to Contract

First Floor
Approx. 35.2 sq. metres (378.5 sq. feet)



Second Floor
Approx. 29.9 sq. metres (321.4 sq. feet)



First Floor:

Hall

Living Room - 4.72m x 2.67m (15'6" x 8'9")

Inner Hall

Kitchen - 2.95m x 2.46m (9'8" x 8'1")

Bathroom - 3.94m x 2.26m (12'11" plus recess x 7'5")

Second Floor:

Landing

Bedroom 1 - 4.72m x 2.67m (15'6" x 8'9" plus recess)

Walk in Wardrobe

Bedroom 2 - 3.84m x 2.31m (12'7" x 7'7")

Council Tax:

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

Tenure:

Leasehold for a residue term of 999 from 1/7/1936 with a ground rent of £25 per annum. Service Charge £275 to cover buildings insurance and the upkeep of the communal areas.

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)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.