



## **Manchester Road, Southport PR9 9AZ**

This deceptively spacious flat occupies the entire ground floor of this converted Victorian building, well placed for accessing local shops on Manchester Road, with the many amenities of Southport town centre, including the railway lines to Liverpool and Manchester, a few moments walk away

.The gas centrally heated and double glazed accommodation would benefit from a programme of general updating and briefly comprises: Hall, Living Room, fitted Kitchen, Sun Room, two double Bedrooms, Bathroom and Shower Room

.Outside, twin wrought iron gates give access to a driveway off Marlborough Road, with an established lawned garden to front and paved courtyard garden to the rear.



**Price: £140,000 Subject to Contract**

**Ground Floor**  
Approx. 94.7 sq. metres (1019.7 sq. feet)



## Ground Floor:

### Hall

**Living Room** - 4.72m x 4.09m (15'6" into bay x 13'5")

**Kitchen** - 2.69m x 2.08m (8'10" x 6'10")

**Sun Room** - 3.05m x 2.54m (10'0" x 8'4")

**Bedroom 1** - 4.9m x 4.67m (16'1" x 15'4")

**Bedroom 2** - 5.23m x 4.06m (17'2" into bay x 13'4")

**Bathroom** - 3.2m x 2.13m (10'6" x 7'0")

**Shower Room** - 2.82m x 1.45m (9'3" max x 4'9")

### Outside:

Twin wrought iron gates give access to a driveway off Marlborough Road, with an established lawned garden to front and paved courtyard garden to the rear.

### Council Tax:

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

### Tenure:

Leasehold- for the residue term of 999 years from 1 January 1978 with a ground rent of £15

### Maintenance:

There is a lease agreement between the ground and first floor flats. The costs of works to the communal areas, for example roof repairs or decorating of the entrance hall, are split equally between the two flats. As such, there is no monthly service charge.

### NB:

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

**AWAITING EPC**

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