



**Flat 15, Thornton House, Queens Road
Southport, PR9 9HN
£169,950 Subject to Contract**

Enjoy convenient town centre living in this attractive, purpose-built, second-floor apartment, offered with no chain delay. This centrally heated and double-glazed property boasts a superb lounge/dining room with a westerly-facing balcony, a fitted breakfast kitchen, and three generous bedrooms and a bathroom and additional wc. Conveniently situated within a short distance of Southport's town centre facilities, early inspection is highly advised.

Communal Entrance

Entryphone system, stairs to the second floor.

Second Floor.

Private Entrance Hall

Entryphone handset, double door cloaks cupboard, linen cupboard with shelving and radiator.

Lounge Diner - 5.08m x 5.51m (16'8" x 18'1")

Attractive 'Louis' style fire surround, wall light points. Upvc double glazed window and door leading to the front facing balcony.

Breakfast Kitchen - 4.5m x 2.57m (14'9" x 8'5")

Upvc double glazed window with single drainer, 1 1/2 bowl sink unit below, base units with cupboards and drawers, wall cupboards, corner display units. Working surfaces incorporating breakfast table. Four ring electric hob, cooker hood above and split level 1 1/2 electric oven, integrated dishwasher, fridge freezer, plumbing for a washing machine. Wall mounted 'Worcester' central heating boiler,.

Bedroom 1 - 4.39m x 3.35m (14'5" x 11'0")

Upvc double glazed window, recessed double door wardrobe.

Bedroom 2 - 3.66m x 3.3m (12'0" x 10'10")

Upvc double glazed window, recessed double door wardrobe.

Bedroom 3 - 3.68m x 2.95m (12'1" x 9'8")

Upvc double glazed window, recessed double door wardrobe.

Bathroom - 1.68m x 2.44m (5'6" x 8'0") overall measurements

Upvc double glazed window, fully tiled walls. Twin grip, panelled bath, vanity wash hand basin, low level wc.

Additional WC

Wash hand basin, low level wc

Service Charge

Tenure

Leasehold for 999 years from Jan 1 1984, peppercorn ground rent.

Council Tax

Sefton Band D

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

Mobile Phone

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>



Second Floor



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