



  
northwood

Hartwood Road, Southport, PR9



2/3



2



1/2

## Guide price £120,000

- NO ONWARD CHAIN
- EXCELLENT POTENTIAL
- Entire Ground Floor
- Large Basement
- Large Plot & Parking
- First Year of Service Charges Paid
- For Sale by Modern Auction - T&Cs Apply
- Subject to Reserve Price
- Buyers Fees Apply
- The Modern Method of Auction
- Leasehold
- EPC rating D



**NO ONWARD CHAIN - Spacious 2/3 Bedroom Ground Floor Flat available for sale via the modern method of auction.**

Set within an impressive Victorian property, this substantial ground floor flat offers a rare opportunity to acquire a home with generous proportions, outdoor space, parking and a large basement, all on a good-sized plot.

Occupying the entire ground floor, the accommodation comprises in brief of 2 large bedrooms, 2 reception rooms, large kitchen and 2 bathrooms. The property retains much of its original Victorian character, including high ceilings, large windows and period detailing, while now presenting a fantastic renovation project for buyers looking to add value. The accommodation is spacious and flexible, with scope to reconfigure and modernise to suit a variety of needs.

A particular highlight is the large basement, offering excellent potential for additional living space, storage, or further development (subject to any necessary consents). Externally, the property benefits from off-road parking and access to the surrounding grounds, which are generous for a flat of this type and provide further opportunity for landscaping or enhancement.

While the property requires refurbishment throughout, its size, layout and setting make it an exciting prospect for investors, developers or owner-occupiers seeking a character home with real long-term potential.

Conveniently located, the property enjoys easy access to local amenities, transport links and nearby green spaces, making it well positioned for future resale or rental demand.

Early interest is advised to fully appreciate the scale, potential and setting of this unique Victorian conversion.

### Additional Information

Vendor advises us of the below service charges

£3,600 per annum charged quarterly service charge

However vendors have confirmed they will pay the first year of service charges

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



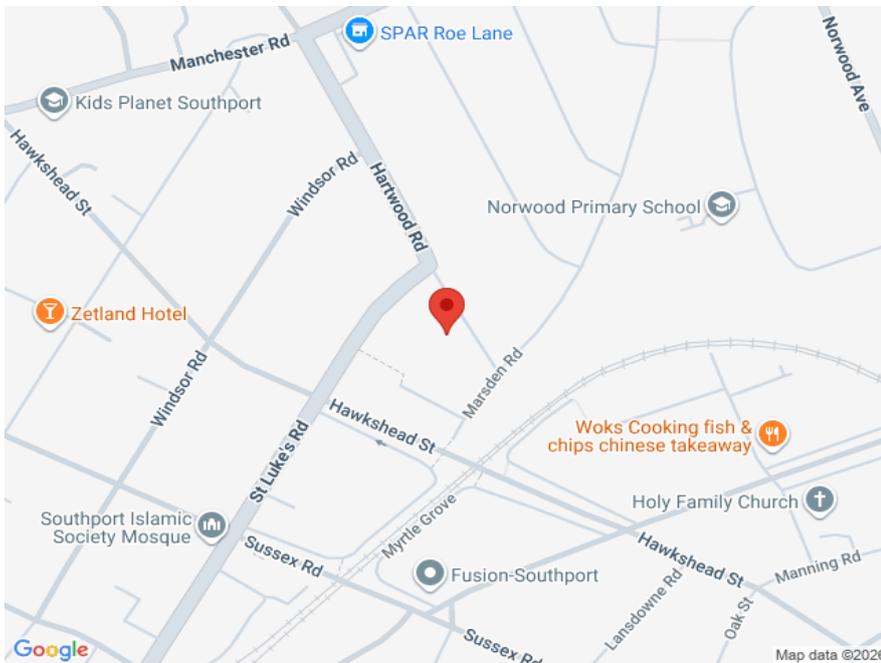


### Floor Plan

Floor area 105.4 sq.m. (1,134 sq.ft.)

Total floor area: 105.4 sq.m. (1,134 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com