

Duke Street, Southport, PR8

2 1 1

£120,000

- NO ONWARD CHAIN
- Upper Ground Floor Position
- Entertaining Living Room & Kitchen
- Two Double Bedrooms
- Modern Wet Room Shower
- Built in Storage
- Leasehold
- EPC rating D

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Northwood are excited to present to the market this spacious two-bedroom apartment, situated within an attractive period building. This well-presented upper ground floor property offers comfortable accommodation in a convenient location, ideally positioned between Southport town Centre and Birkdale village.

The apartment is in good condition throughout and neutrally decorated, providing a blank canvas for buyers to make the property their own. Upon entering, a welcoming hallway benefits from useful, fitted storage and leads through to the main living accommodation.
The naturally bright living room provides a comfortable space to relax, while the kitchen opens into a dining/breakfast area, creating a sociable and versatile space ideal for entertaining family and friends.






There are two well-proportioned double bedrooms, offering comfortable accommodation for couples, small families or those requiring additional space for a home office. The bedrooms are served by a modern wet room, featuring a shower and offering a practical, accessible-style layout.

Externally, the property benefits from off-road parking and access to communal gardens, providing valuable outdoor space for residents to enjoy.
Conveniently located within approximately a 10-minute journey of both Southport town Centre and the popular Birkdale village, the apartment is ideally placed for a range of shops, cafes, restaurants and local amenities.
Combining period charm, spacious accommodation and a convenient location, this appealing apartment would make an excellent home for a variety of buyers. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Additional Information

Vendor has advised us of the following monthly service charge.
Service Charge - £120pcm with T&T Estates management company
Leasehold - 999 years from 28 January 1994
(966 Lease Term Remaining)?

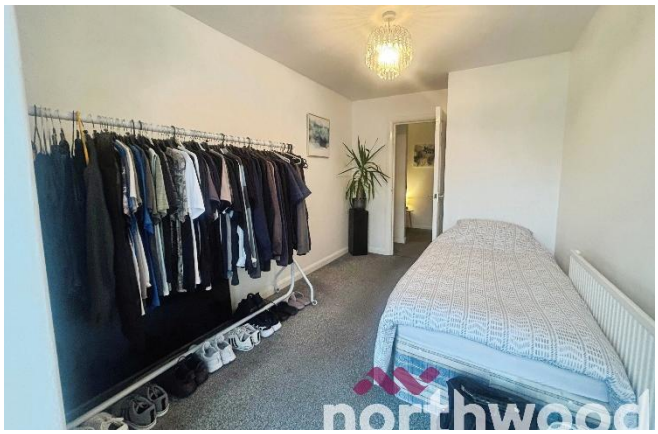
Disclaimer

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.









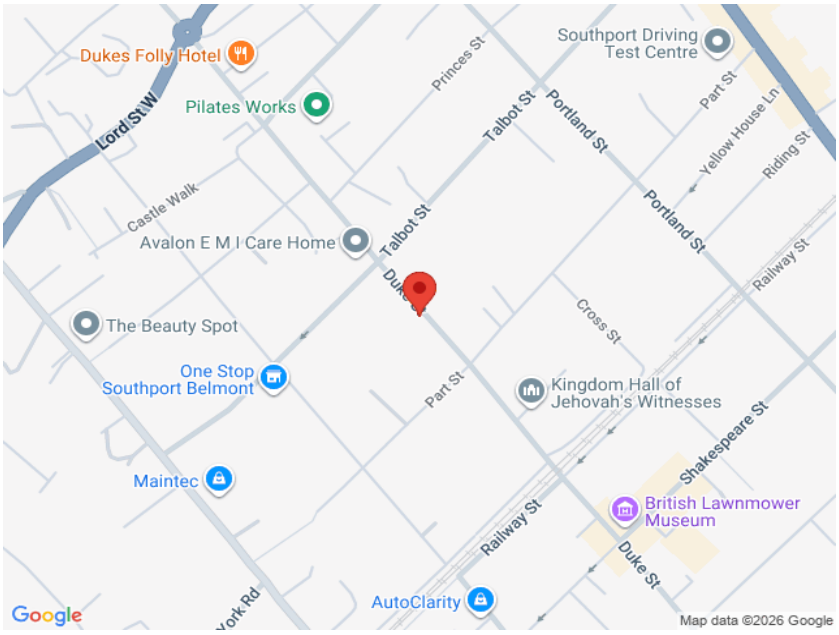


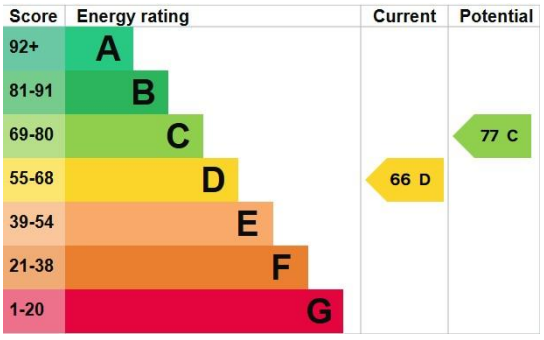




Total area: approx. 65.1 sq. metres (700.6 sq. feet)

This floor plan is for illustrative purposes only.
Plan produced using PlanUp.





Northwood Southport and Ormskirk

01704 545 657
southport@northwooduk.com