



Part Street, Birkdale Southport, PR8



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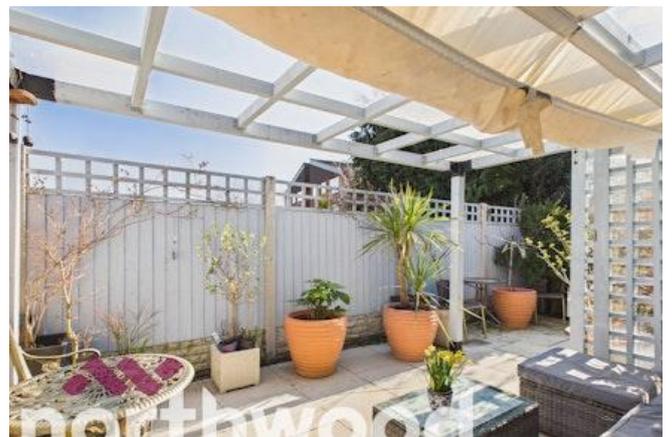
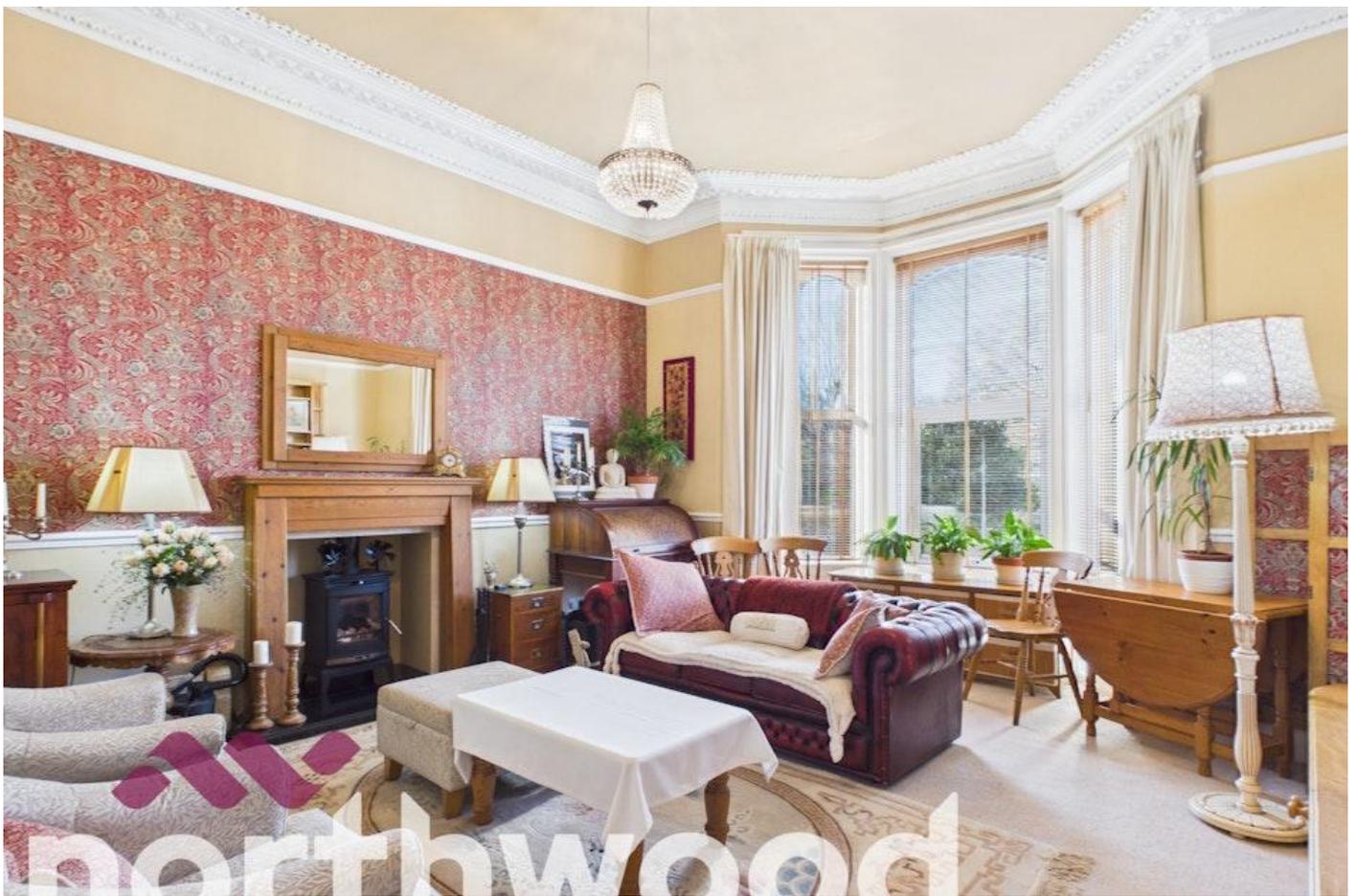
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**£210,000**

- ENTIRE GROUND FLOOR
- PRIVATE FRONT & REAR GARDENS
- Ready to Move In
- Private Entrance & Private Parking
- Fully Renovated Throughout
- Basement spanning width of property
- Popular Southport Location
- Leasehold
- EPC rating D



Presenting a stunning 2-bedroom flat situated the entire ground floor of a beautiful period property. Benefiting from its own private entrance, large front garden, private driveway and rear garden with pergola seating; this is not a property to miss.



Entering via attractive stone steps to your own front door and into a large entrance hallway. The hallway gives access to all rooms and is finished with original ceiling coving and architrave. The living space is made bright and airy by a large bay window and benefits a beautiful period fireplace giving that relaxing feel to the space. The living space is completed by a modern fitted kitchen/breakfast room which includes a large pantry cupboard and a door to the rear garden space. Two double bedrooms and a modern bathroom complete the interior space.

Outside to the rear is a low maintenance garden space finished with a covered veranda making the space ideal to be enjoyed all months of the year. To the front is a large front garden laid to lawn and a large driveway providing parking for multiple cars.

The flats continue to impress by a large basement, accessed from the rear garden and befitting from full power and lighting. This space offers excellent storage/workshop space or potential to improve and develop subject to gaining necessary consents.

In brief this a rare opportunity to acquire a large flat in a prime Southport location, equal distance from both Southport Town Centre and Birkdale Village. Ideal for first time buyers, downsizers or investors a like. Internal inspection and early viewing are highly recommended.

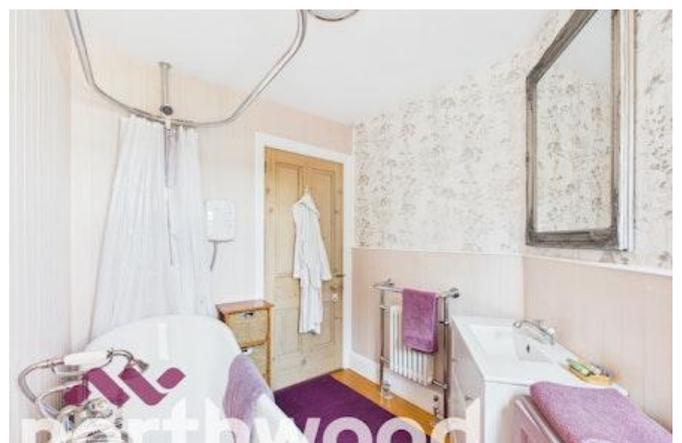
### Additional Information

Leasehold - 999 years from Aug 1991 (Circa 964 years left)

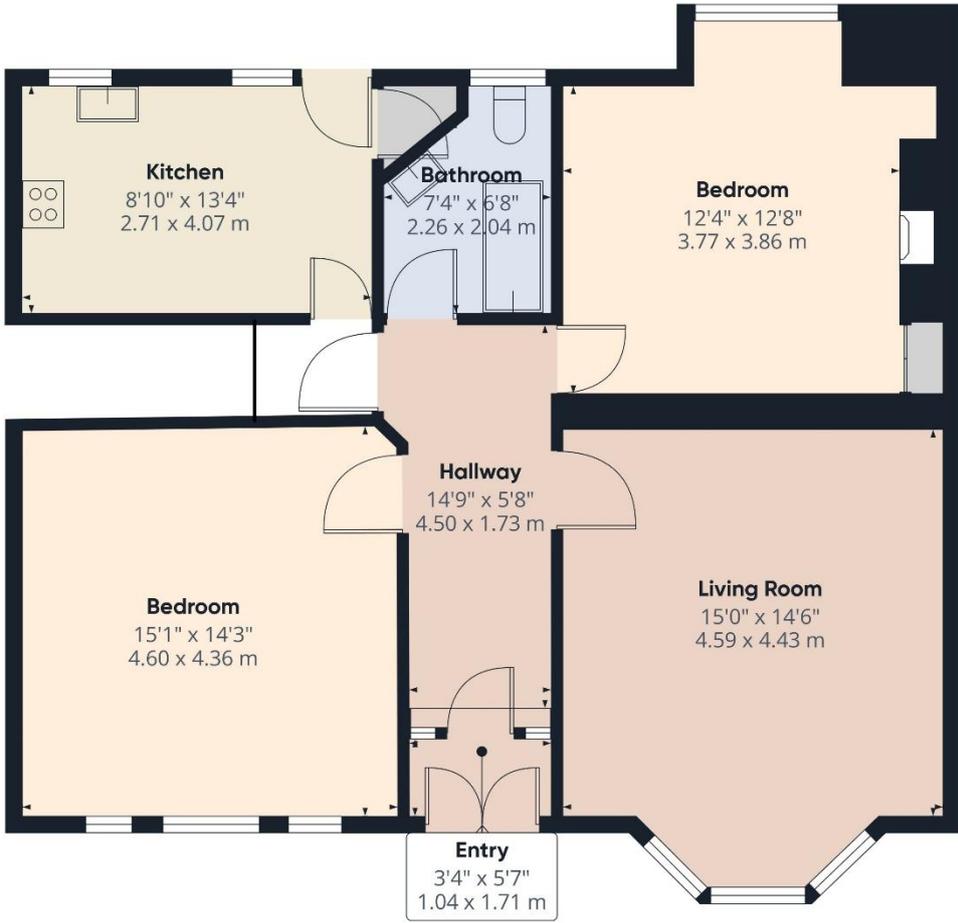
Maintenance of the building is shared 50/50 with 53a (upstairs flat) as and when required.

### Disclaimer

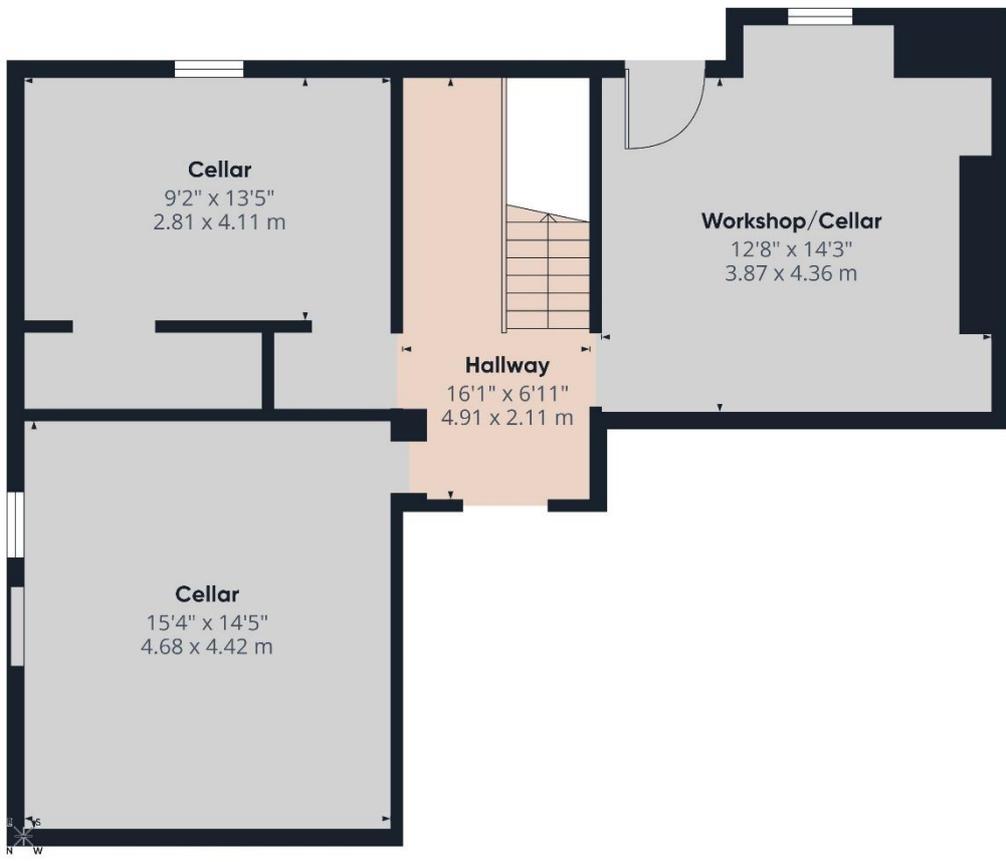
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck 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.

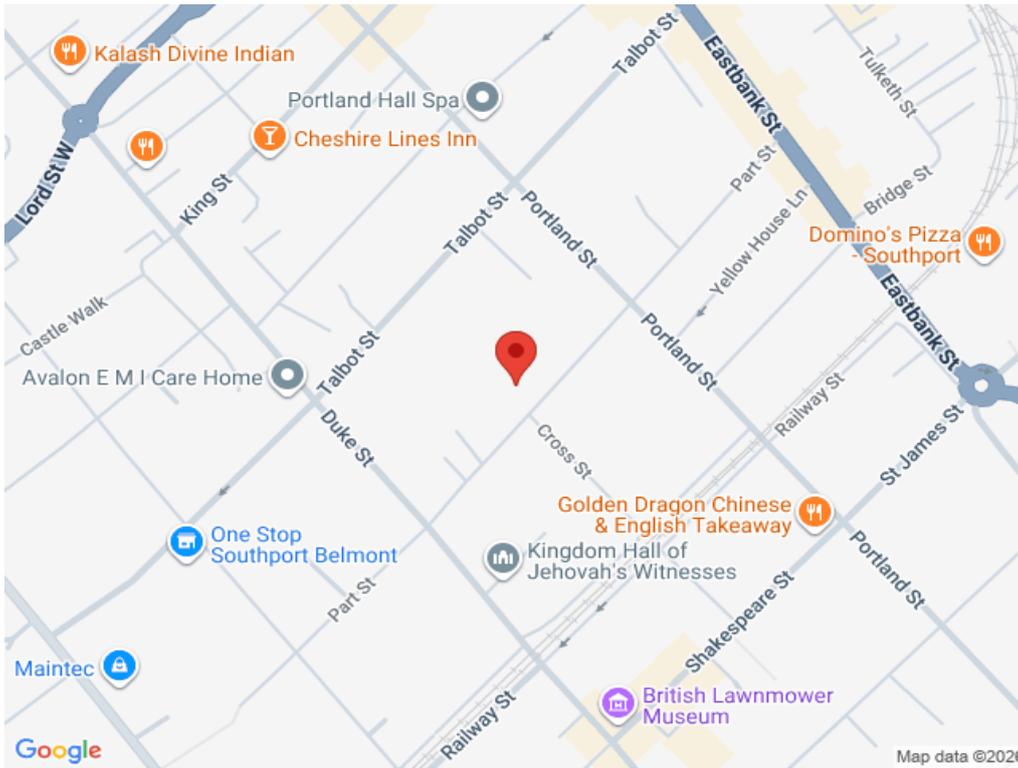






Floor 0





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



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