



**Flat A & Flat B, 122A Southbank Road
Southport, PR8 6QL £285,000
'Subject to Contract'**

Chris Tinsley's is proud to present this unique tucked-away former coach house, known as "Westies Old Stables." Accessed off Southbank Road via secure wrought iron gates, the private drive leads to a front courtyard. This distinctive former coach house, arranged as two properties known as Flat A & Flat B, 122 Southbank Road, features two entrance halls serving one main accommodation. It holds two titles, sold together, with two council taxes, two gas boilers, and one shared electric unit. Ideal for conversion back to two independent homes, a multi-generational setup, or a family home with B&B potential, it offers exposed walls, beam ceilings, multiple bedrooms, reception rooms, two kitchens, modern bathrooms, and prime proximity to Southport town centre. Truly one-of-a-kind, early viewing advised!

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Southport's Estate Agent

Entrance Porch

Upvc double glazed door and windows with tiled flooring, lean-to style porch with Upvc double glazed inner door leading to...

Kitchen - 2.82m x 3.33m (9'3" x 10'11")

Upvc double glazed window, a range of built-in base units include cupboards and drawers, wall cupboards and glazed china cupboards, and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer, appliances include electric double oven with four-ring ceramic style hob and concealed extractor hood above. Space is available for freestanding fridge. There is part wall tiling, tiled flooring, and recessed spotlighting. Door leads to...

Inner Hall

Tiled flooring continues with hanging space to one wall, door to main accommodation and further door leading to...

Ground Floor Shower Room/WC - 3.61m x 2.01m (11'10" x 6'7")

Three-piece modern white suite comprising low level WC, vanity wash hand basin with cupboard and mixer tap, step-in shower enclosure with plumbed-in overhead shower, handheld shower attachment. Base unit to one wall, recessed spotlighting, ladder style chrome heated towel rail, and extractor.

Living Room - 5m x 4.27m (16'5" x 14'0" excluding door recess)

Upvc double glazed window, wall light points, and fireplace with surround and hearth. Door leads to useful utility cupboard built-in, housing wall-mounted combination style central heating boiler (serving the ground floor accommodation only). Open-plan access via inner hall, with useful built-in storage cupboard separate, and doorway leading to...

Bedroom - 4.52m x 3.07m (14'10" x 10'1")

Opaque Upvc double glazed window.

Sitting Room - 5.97m x 3.45m (19'7" into recess x 11'4")

Opaque Upvc double glazed window, dado rail, glazed door leads to additional entrance hall (or second entrance hall) and courtyard to front, door to useful built-in meter cupboard.

Entrance Hall

Upvc double glazed door and window to front courtyard, with staircase to first floor including handrail.

First Floor Landing

Glazed door leading via inner hall landing, access to a number of bedrooms.

Room One - 3.61m x 3.23m (11'10" x 10'7")

Upvc double glazed side window, attractive exposed beams to wall and ceiling, with door leading to...

First Floor Lounge - 2.9m x 4.7m (9'6" x 15'5")

Upvc double glazed windows to front and side, living flame gas fire with surround, picture rail, and further exposed beams to walls and ceiling. Wall light points.

Bedroom 2 - 4.6m x 2.74m (15'1" into recess x 9'0")

Upvc double glazed windows, exposed beams.

Kitchen/Diner - 5.03m x 3.56m (16'6" x 11'8" into recess)

Upvc double glazed window, range of built-in base units include cupboards and drawers, wall cupboards with part wall tiling and working surfaces, including single bowl sink unit with mixer tap and drainer. Appliances include electric oven with five-burner hob, space is available for freestanding fridge/freezer and plumbing available for washing machine. Wall-mounted "Ideal" combination style central heating boiler system (serving the top floor accommodation only) with open-plan access via doorway leading to...

Inner Hall

With vaulted ceiling, exposed beams, and partition wall with doorway open-plan leading to...

First Floor Storeroom - 3.66m x 1.55m (12'0" x 5'1")

Bedroom Three - 2.44m x 4.39m (8'0" x 14'5")

Upvc double glazed window.

Shower Room/WC - 1.57m x 3.45m (5'2" x 11'4")

Opaque Upvc double glazed window, low level WC, pedestal wash hand basin with mixer tap, and walk-in shower with glazed shower screen, plumbed-in shower, ladder style chrome heated towel rail, part wall tiling, tiled flooring, and close board panelling to ceiling with recessed spotlighting.

Outside

The property is accessed via private driveway to front, with the neighbouring properties having pedestrian right of way only to access their dwellings off the main driveway. Secure wrought iron gated access leads to enclosed courtyard to the front of the coach house, arranged for ease of maintenance, providing further off-road parking space and not directly overlooked.

Council Tax Ground Floor Flat A

We understand from information provided by the local authority that the property is in Council Tax Band A. This information is provided for guidance only and should be verified by the purchaser.

Council Tax Top Floor Flat B

We understand from information provided by the local authority that the property is in Council Tax Band A. This information is provided for guidance only and should be verified by the purchaser.

Tenure Ground Floor Flat A

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.

Tenure Top Floor Flat B

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



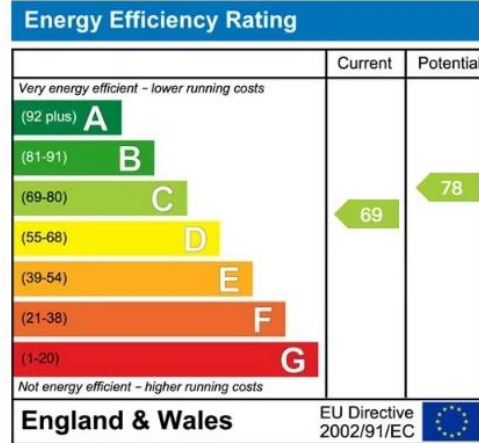
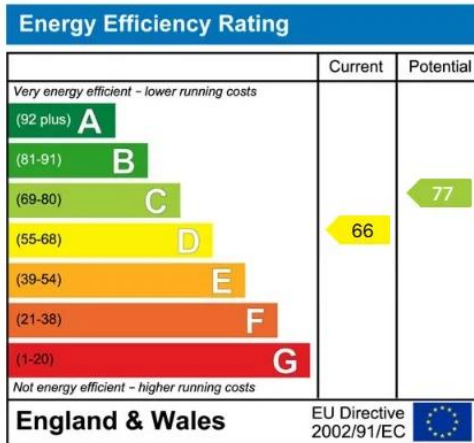
Ground Floor Flat A
Approx. 81.6 sq. metres (878.4 sq. feet)



First Floor Flat B
Approx. 81.1 sq. metres (873.1 sq. feet)



Total area: approx. 162.7 sq. metres (1751.6 sq. feet)



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.