



Sandon Road, Hillside, Southport, PR8



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## Offers over £140,000

- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS
- Maisonette/Duplex Apartment
- 2 Reception Rooms
- Utility & Kitchen
- 3 Double Bedrooms
- Leasehold
- EPC rating D



## Spacious Three-Bedroom Maisonette Duplex in the Heart of Hillside, Southport

Located in the centre of Hillside, Southport, this generously sized three-bedroom maisonette duplex sits above a well-established cafe within a thriving parade of local shops. Offering an abundance of space across two floors, the property is an ideal investment, or first time buy ready to have its own stamp added.



The maisonette is spread over 2 floors with a layout and square footage comparable to a regular house! It enjoys its own private entrance and features bright, well-proportioned rooms throughout. The main living areas are on the first floor offer and comprises 2 large reception rooms, kitchen and a further utility/WC, creating a practical and versatile living space. The upper level comprises 3 double bedrooms and an upgraded family bathroom.

In brief this well-located and deceptively spacious property presents a fantastic opportunity for a range of buyers wanting space in a prime and sought after location. Viewing is a must to appreciate the accommodation on offer.

### Measurements

#### First Floor

Living room - 5.73m x 4.35m

Dining Room - 3.33m x 3.31m

Kitchen - 3.23m x 2.45m

#### Upper Floor

Bedroom 1 - 3.57m x 5.06m

Bedroom 2 - 3.18m x 2.96m

Bedroom 3 - 1.93m x 2.75m

### Additional Information

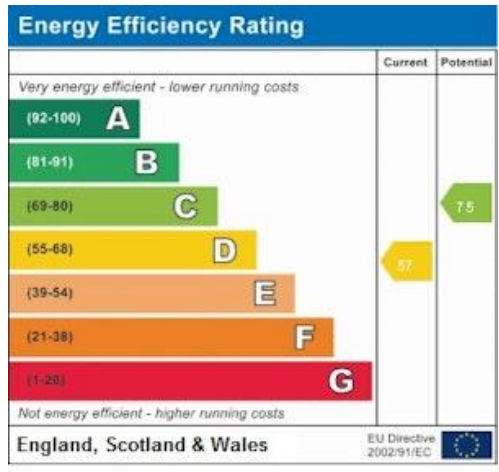
Leasehold - 999 years from 25th March 1926 (899 years left)

Maintenance is arranged with the freeholder (owner of the cafe downstairs)

### Description

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. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information 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.





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