



**Flat 4 Greycourt, 58-60 Park Road,
Southport, PR9 9JB
Offers In The Region Of £130,000
Subject to Contract**

Offering great potential, this two-bedroom first-floor flat is ideally situated in a popular location, close to the beautiful Hesketh Park and convenient for nearby bus routes. Presented with no chain delay, this property is perfect for those looking to modernise a property to their own taste. The centrally heated and double glazed accommodation briefly includes; communal entrance, private entrance hall, lounge/dining room, a breakfast kitchen, with two bedrooms and a shower room, communal gardens and a garage.

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Southport's Estate Agent

Communal Entrance

Entry phone system and stairs to the first floor.

First Floor

Private Entrance Hall

Entry phone handset, two useful storage cupboards. Glazed door and glazed screen to...

Lounge/ Dining Room - 5.08m x 4.17m (16'8" x 13'8")

Upvc double glazed bow bay window overlooking Park Road.

Kitchen - 4.57m x 2.34m (15'0" x 7'8")

Upvc double glazed window with single drainer stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, larder cupboard, working surfaces. Four ring gas hob with cooker hood above and one and half electric oven below. Wall mounted 'Worcester' gas central heating boiler. Plumbing for washing machine.

Bedroom 1 - 3.05m x 3.91m (10'0" x 12'10")

Double glazed patio door leading to a balcony overlooking the rear.

Bedroom 2 - 3.86m x 2.59m (12'8" x 8'6")

Upvc double glazed window, recess for bed and wardrobes to either side.

Shower Room - 2.11m x 2.26m (6'11" x 7'5")

Large double shower enclosure with electric shower, pedestal wash hand basin and low level WC. Tiled walls, extractor, towel rail, radiator.

Outside

There are communal gardens to both the front and rear, resident and visitor car parking together with a garage located at the rear measuring 18' x 8'7".

Service Charge

TBC

Council Tax

Sefton MBC band C.

Tenure

Leasehold for 999 years from 1 January 1982. Annual ground rent £20.00

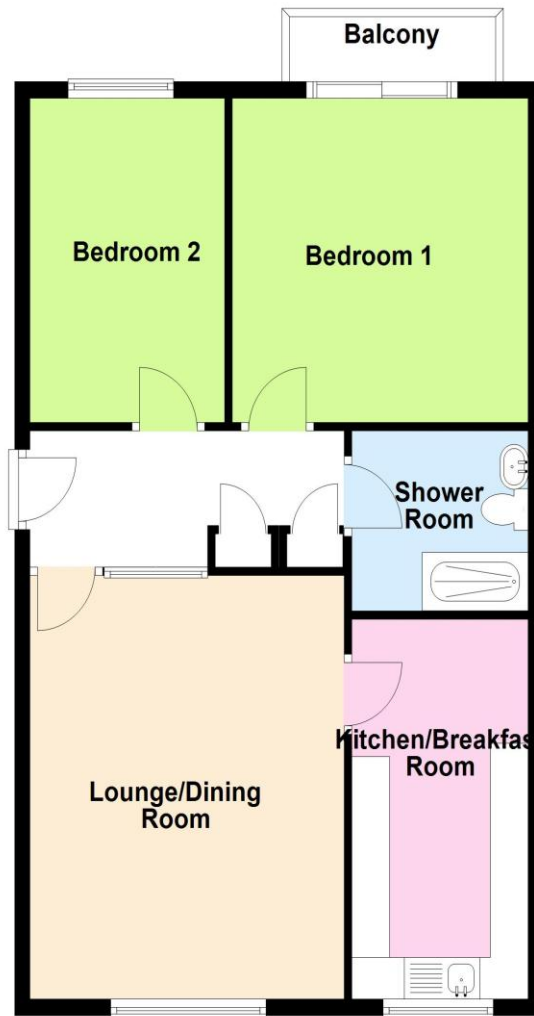
Note

The property was vacant at the time of our inspection and we have been unable to verify that any of the appliances or central heating boiler are in working order.



First Floor

Approx. 71.3 sq. metres (767.0 sq. feet)
(excluding Balcony)



Total area: approx. 71.3 sq. metres (767.0 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.